

PROPOSED AGENDA  
COUNCIL MEETING  
February 16, 2016  
7:00 PM

CALL TO ORDER - Mayor Sammy Phillips

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF AGENDA

PRESENTATIONS

- A. Proclamation – Girl Scout Week
- B. Presentation of ArtBlock Contest - Winners
- C. Proclamation – USO of North Carolina Jacksonville Center Day

PUBLIC COMMENT

ADOPTION OF MINUTES AND CONSENT ITEMS

MINUTES: February 2, 2016 Regular Workshop Meeting 8

CONSENT ITEMS

- |    |  |    |
|----|--|----|
| 1. | Tax Releases, Refunds, and Write-Offs December 2015                | 16 |
| 2. | Amendment to Council Rules of Procedure – Duty to Vote             | 23 |
| 3. | City of Jacksonville/Onslow County Interlocal Agreement            | 27 |
| 4. | Wastewater Land Treatment System Sole Source Equipment Procurement | 32 |
| 5. | Purchase of Front End Collection Vehicle                           | 35 |
| 6. | Use of Contingency Funds to Purchase City Christmas Tree           | 40 |

PUBLIC HEARINGS

*Legislative*

- |    |   |     |
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| 7. | Old Business: Map Amendment – Rezoning from RSF-7 to<br>CU-OI – 140 Piney Green Road                    | 44  |
| 8. | Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western<br>Boulevard and Lejeune Boulevard | 72  |
| 9. | Voluntary Annexation – Carl J. Beacham, Sr., Trust - 1.14-Acres   | 100 |

NON-CONSENT ITEMS

- |     |   |     |
|-----|---|-----|
| 10. | Onslow Community Outreach Request for Funding | 119 |
|-----|---|-----|

PUBLIC COMMENT

REPORTS  
City Council  
Mayor  
City Attorney  
City Manager





# City Council Presentation

Presentation Item: <b>A</b> Date: 2/16/2016
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**Subject:** Proclamation – Girl Scout Week  
**Department:** Mayor's Office  
**Prepared by:** Carmen Miracle, City Clerk

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## Presentation Description

Amanda Crompton, Membership Director for Girl Scouts NC Coastal Pines, Jones and Onslow Counties, contacted the City to request a Proclamation in honor of Girl Scout Week March 6-12, 2016.

Ms. Crompton and Local Girl Scout Troop 3462 of the North Carolina Coastal Pines Chapter will be present to accept the Proclamation.

## Action

Present Proclamation

## Attachments:

A Draft Proclamation

*City of Jacksonville*  
*North Carolina*  
*Proclamation*

*Whereas*, March 12, 2016 marks the 104th anniversary of Girl Scouts of the USA , founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

**WHEREAS**, throughout its distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of courage, confidence, and character; and

**WHEREAS**, through the Girl Scout leadership experience, girls gain knowledge and develop skills that will serve them a lifetime so that they may contribute to their communities; and

**WHEREAS**, Girl Scouting takes an active role in increasing girls' awareness of the opportunities available to them today in science, technology, engineering, math and the arts as well as other fields that can expand their horizons; and

**WHEREAS**, Girl Scouts has shaped the lives of 53 percent of female senior executives and business owners, 60 percent of women in Congress, and virtually every female astronaut; and

**WHEREAS**, in partnership with nearly 7,000 adult volunteers, Girl Scouts – North Carolina Coastal Pines serves almost 25,000 girl members in 41 central and eastern North Carolina counties, including 848 of adult and girl members in the Onslow County Service Unit;

**NOW THEREFORE**, I, Sammy Phillips, Mayor of the City of Jacksonville, do hereby proudly proclaim the week of March 6 - 12, 2016, as

**"GIRL SCOUT WEEK"**

in the City of Jacksonville, and I applaud the commitment Girl Scouting has made to support the leadership development of girls in North Carolina.

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*Mayor*

*Attest:* \_\_\_\_\_

*City Clerk*



# City Council Presentation

Presentation Item: <b>B</b> Date: 2/16/2016
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**Subject:** ArtBlock Contest - Winners Presentation of Art  
**Department:** Mayor's Office  
**Prepared by:** Carmen K. Miracle, City Clerk

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## Presentation Description

As part of the inaugural ArtBlock, which was held in early spring of 2015, an Art contest was conducted for elementary school children grades K-5 and middle school children grades 6-8.

The contest was sponsored by the Arts Council and the Jean Wenner Legacy and the theme of the contest was "What Does Jacksonville Mean to You?"

The Arts Council contacted the City to request that the contest winners have an opportunity to meet the Mayor and Council and to also have their artwork displayed in City Hall. The first place winner for Grade K-5 and his parents will be present. The first place winner for Grade 6-8 has since moved out of town; however, the City is happy to have his winning artwork on display.

## Action

Call on:

- 1) Collin Smith, KCE Art School, winner of Grade K-5 Art Contest, and his family.
- 2) Luke Miller, New Bridge Middle School, winner of Grade 6-8 Art Contest, and his family have moved out of State and will not be present.

Also in attendance representing the Council for the Arts will be Cindy Edwards, Interim Board Chair, and Rebecca Cooper, Gallery Manager.

## Attachments:

None



## City Council Presentation

Presentation Item: <b>C</b> Date: 2/16/2016
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**Subject:** Proclamation – USO of North Carolina Jacksonville Center Day  
**Department:** Mayor's Office  
**Prepared by:** Carmen Miracle, City Clerk

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### Presentation Description

A Proclamation is being presented to the USO of North Carolina Jacksonville Center in honor of the 75<sup>th</sup> Anniversary of the USO.

Our local USO is the oldest continuously serving USO in the world. With a small staff and a substantial number of volunteers, the USO-NC Jacksonville Center has continued to serve the military, their families and the civilian community with pride and dedication since 1942.

### Action

Present Proclamation

### Attachments:

A Draft Proclamation

*City of Jacksonville*  
*North Carolina*  
*Proclamation*

*Whereas*, the USO was established and the first USO facility opened in Fayetteville in 1941, the Jacksonville Center opened in 1942 and has never shut its doors; and

**WHEREAS**, the USO of NC Center in Jacksonville is the longest, continuously operating USO in the world; and

**WHEREAS**, in these 75 years the USO of NC has led the way in strengthening NC's military by providing connections to family, home and country; annually serving more than 536,000 military families each year; and

**WHEREAS**, the USO of NC provides critical services that meet emerging needs and serves as force multipliers, augmenting or filling gaps in Department of Defense and military services' programs to include Direct Troop Support, Troop and Family Resiliency, Transition Assistance, and Family Support services to more than 650,000 military and their families; and

**WHEREAS**, today the USO of NC has expanded to meet the evolving needs of our nations military and operates airport travel centers throughout the region and a mobile center that provides support across the state and during emergency response for NC National Guard; and

**WHEREAS**, across North Carolina, its 24 employees and nearly 800 volunteers spent 92 cents of every dollar donated on USO programs and services that had a direct impact on our Armed Service members and their families;

**NOW THEREFORE**, I, Sammy Phillips, Mayor of the City of Jacksonville, do hereby proudly proclaim the month of February 2016 in honor of the

**"USO 75<sup>TH</sup> ANNIVERSARY"**

in the City of Jacksonville, and I encourage all citizens to join with me in congratulating the USO and extending our gratitude for its exceptional service and contributions to the community.

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*Mayor*

*Attest:* \_\_\_\_\_  
*City Clerk*

## COUNCIL MINUTES

### REGULAR WORKSHOP MEETING

February 2, 2016

A regular workshop meeting of the City Council of the City of Jacksonville was held Tuesday, February 2, 2016 beginning at 5:00 PM in Meeting Rooms A and B of Jacksonville City Hall. Present were: Mayor Sammy Phillips presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington, and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Gayle Maides, Finance Director; Michael Liquori, Director of Park Facilities; Susan Baptist, Director of Recreation Services; Mike Yaniero, Director of Public Safety; Carmen Miracle, City Clerk; and John Carter, City Attorney.

\*A video recording of the Council Meeting is presently available for review on the City's website.

#### CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 5:02 PM.

#### ADOPTION OF AGENDA

A motion was made by Councilman Bittner, seconded by Councilman Willingham, and unanimously approved to adopt the agenda as presented.

#### APPROVAL OF MINUTES AND CONSENT ITEMS

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Willingham and unanimously adopted to approve the minutes from the January 19, 2016 Workshop Meeting and the January 19, 2016 Regular Meeting and Consent Items.

#### CONSENT ITEMS

##### GENERAL LEGISLATIVE BUDGET AMENDMENT

Several departments submitted budget amendment requests since the last legislative budget amendment. The details of the adjustments were shown in the staff report.

Council approved the Budget Amendment.

Ordinance 2016-07, Bk. 12, Pg. 375

REQUEST TO WAIVE PENALTIES FOR JACKSONVILLE OCCUPANCY TAX

The agent of one hotel within the City sent in a Request to Waive Penalties for payments made in November 2015 for Occupancy Taxes collected in October 2015. The reason for the request was due to the illness and death of an immediate family member of the owner of the hotel which prevented compliance because the owner was out of town for three weeks.

The agent of another hotel within the City sent in a Request to Waive Penalties for payments made in October and November 2015 for Occupancy Taxes collected in September and October 2015. The reason for the request was that the hotel just opened in September and they were unaware they owed Occupancy Taxes to the City.

Neither of these hotels had penalties waived in the past.

Council had authority to approve these requests pursuant to the authority granted to them by G.S. 160-215 and City Resolution 2010-14 which reads “The City Council has the same authority to waive the penalties for a room occupancy tax that the Secretary of Revenue has to waive the penalties for state sales and use taxes.”

Council approved the Request to Waive Penalties.

RESOLUTION DIRECTING THAT VOLUNTARY ANNEXATION PETITIONS BE  
INVESTIGATED FOR SUFFICIENCY UPON RECEIPT

There are three required steps for the Voluntary Annexation process:

- 1) Council passes a Resolution directing the City Clerk to investigate the sufficiency of the voluntary petition;
- 2) Council receives the Certificate of Sufficiency/Sets a Public Hearing, and
- 3) Council conducts a Public Hearing/Considers the Annexation Ordinance.

To assist development with a more timely process, many cities and towns have requested authorization to streamline the process by asking Council to authorize that all voluntary annexation petitions could be investigated for sufficiency upon receipt.

Recent Council meeting changes (one meeting per month in which a public hearing may be scheduled) could result in additional time to complete a voluntary annexation, which could cost a developer time and money.

Council adopted the Resolution as presented.

Resolution 2016-02, Bk. 7, Pg. 198

VOLUNTARY ANNEXATION PETITION – CARL J BEACHAM, SR TRUST – 1.14  
ACRES

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On behalf of Carl J. Beacham Sr Trust, TriCorp Investments, LLC had submitted petitions for a voluntary annexation of a 1.14 acre parcel that is contiguous to the current City limit boundaries.

The tract is located on Western Blvd Ext adjacent to Marine Federal Credit Union and across from Forum Road. The site is surrounded by the corporate limits. An Aldi grocery store was planned for development on the site.

The first step in the Voluntary Annexation process was to direct the City Clerk to investigate the sufficiency of the petition. However, if Council approved the Resolution proposed by staff to streamline the process in order to assist development with a more timely and economical process, the City Clerk could complete the first step before seeking Council consideration. In anticipation, the City Clerk conducted the required investigation and found as a fact that said petition was signed by all owners of real property lying in the area described. As provided in North Carolina General Statute 160A-31, a Resolution was prepared scheduling a Public Hearing on this annexation for the February 16, 2016 Meeting.

Council adopted the Resolution as presented  
Resolution 2016-03, Bk. 7, Pg. 199

CLOSED SESSION

A motion was made by Councilman Willingham, seconded by Councilman Thomas, and unanimously adopted to convene a Closed Session at 5:06 PM for the purpose of consulting with the attorney in order to preserve the attorney client privilege pursuant to General Statute 143-318.11, subsection (a-3).

RECONVENE REGULAR WORKSHOP MEETING

Mayor Phillips reconvened the regular Workshop Meeting at 5:58 PM and announced that no reportable action had been taken in Closed Session.

RECESS/RECONVENE

Mayor Phillips recessed the meeting at 5:59 PM for a short break. Councilman Willingham left the meeting at 6:00 PM due to illness. Mayor Phillips reconvened the meeting at 6:06 PM.



PRE-BUDGET ITEMS

FINANCIAL UPDATES

Referring to the PowerPoint Presentation herein attached as Exhibit A, Gayle Maides, Finance Director, provided a financial update including General Fund Balance yearly comparisons and outstanding General Fund debt payments. Allen Weeks, Senior Finance Manager, reviewed the Water and Sewer Fund yearly comparisons and outstanding Water Sewer Fund debt payments and also presented these details for the Stormwater Fund.

In response to questions related to the balance in the Stormwater Fund, Mr. Woodruff stated that there were a number of large projects pending and they had been trying to build up the fund in order to pay for the projects so as to avoid a fee increase.

Mrs. Maides provided an overview of the Solid Waste Fund, which included both residential and commercial service. In regards to the commercial service, she pointed out the increase in fees Council had authorized the previous year were now sufficient to cover the service.

Mrs. Maides presented the FY16 Budget Assumptions as listed in Exhibit A, including no proposed increase in the property tax rate, stormwater fee, residential solid waste fee, or fuel pricing. She reviewed the "Unknown Assumptions" in particular the option to implement a vehicle tax of \$5 per vehicle tax. Mr. Ron Massey, Deputy City Manager, explained that options for additional funding raised by such a tax could be used for street maintenance or paving projects.

Mayor Phillips asked for the total personal property tax the City received on vehicles. Mr. Woodruff said staff would get those numbers and provide to Council.

Discussion was held. Mr. Massey clarified that if a vehicle tax was implemented, it would be attached to the vehicle registration not to property tax.

Mr. Woodruff discussed the option for a Business Registration fee. He pointed out the loss from the action by the Legislature to terminate the local Privilege License Tax was not only financial. They had also lost the opportunity to collect up to date business information needed by the Police Department to assist businesses in the event of an emergency or other situations.

In regards to these tax options, Mr. Woodruff said they were not looking for any definite answers but were advising Council on options for future discussion.

Mrs. Maides then provided a review on the General Fund Non-Profit contributions, which included \$50,000 in the General Fund and \$30,000 in Community Development Block Grant funds for qualified applicants. Mr. Woodruff said time at a future meeting would be scheduled for Council to decide if they wished to provide the same level of non-profit funding in FY16/17 as the previous year. He reminded them that a few years ago Council had reduced the funding level from \$90,000 to \$50,000 in the General Fund.

Mr. Woodruff reviewed a future change proposed by the Federal Government for the Overtime regulations. The proposed change was to significantly increase the annual salary threshold for employees classified as exempt. Mrs. Maides said that due to the number of responses the Department of Labor had received on this change, a final decision on the amount of the annual salary had not been made. Depending on the outcome of this issue later in the year, there could be an impact on the budget to either increase overtime lines or salaries in order to comply with the law.

Ms. Maides reviewed the Health Insurance fund history and balances and health care outlook. Mr. Woodruff reminded Council that over the past two fiscal years there had been no increases passed on to employees or absorbed by the City. This was accomplished by funding the increase through the Health Insurance fund.

Mrs. Maides reported that health care costs were projected to increase about 14 percent in the next fiscal year. The AHCA payment, required by the Affordable Care Act, would be \$29 per covered life, \$27 of that was a fee that was supposed to be discontinued next year. The other \$2 fee would continue for another five years.

Ms. Maides reviewed the property and sales tax forecast which showed that a small increase in revenue was anticipated for the next fiscal year. The Capital Reserve was funded by a four cent initiative established by the City Council in 1998 to fund quality of life improvements. This year the four cents generated almost \$1.4 million.

#### CAPITAL IMPROVEMENT PLAN UPDATE

Deanna Trebil, Capital Projects Administrator, provided an overview for the FY16 Capital Improvement Plan. There were 20 projects funded for the year.

She reviewed the Sturgeon City Education Building, which would be centered around educational and civic components. In regards to the budget for this project, Mr. Woodruff said

there was an approximate \$750,000 shortfall. In addition, DENR wanted to place significant land use restrictions on the site due to a small area of contamination. Mr. Woodruff added that the project had many issues and decisions that would have to be made.

Councilman Bittner asked about the agreement with Sturgeon City. Mr. Woodruff said the Nonprofit paid \$75,000 per year and the agreement with JTDA was for \$150,000 per year.

Mayor Pro-Tem Lazzara wanted to know how much we had collected from JTDA and any other partners and how it had been allocated. Mr. Woodruff said it had been expended toward debt service on the bonds. He estimated two years of payments had been collected with this being the third year and one more was owed. He said he would research and provide the exact figures to Council. Mayor Pro-Tem Lazzara clarified that the money collected from Sturgeon City and JTDA had been collected for debt repayment. Mr. Woodruff said they would verify that for him.

A discussion ensued regarding the environmental issues and other concerns with the location. Mr. Woodruff wanted the public to know that the lead issue at this location was not in any way connected similar to the Flint, Michigan water issue. At this location, the issue was dirt that had a lead trace in it and the area affected was about the size of a room. He reported that he and Mr. Carter had a meeting scheduled in Raleigh next week with DENR to discuss the contamination issue.

Councilman Warden asked if there was any particular restrictions on the money that had been borrowed for this project since the money came from bond sales. Mr. Woodruff stated moving the location would not be an issue as far as he knew. The issue would be that the building had to be constructed.

Councilman Warden wanted to know how they would handle it in terms of the borrowed funds should they decide to not build the building. Mr. Carter said further research would have to be done as we might not be able to send it back. Mayor Phillips said further exploration was needed.

Councilman Bittner wanted to know what type of bonds we had sold. Mrs. Maides said they were Limited Obligation Bonds. They were previously known as Certificate of Participation Bonds.

As detailed in Exhibit A, Ms. Trebil proceeded to provide an update on numerous other Public Services Projects and the phases they were currently in regarding planning, design, and/or construction. The report included updates on Street Rehabilitation, Recreation and Parks and Transportation Projects.

#### COMMERCIAL GARBAGE UPDATE

Using the PowerPoint presentation herein attached as Exhibit A, Kerry Terrell, Sanitation Superintendent, provided an overview of the Commercial Dumpster Collection Program. He gave a brief history of the program and discussed staffing, equipment purchases and challenges encountered. He also discussed FY 2016 successes with the program and opportunities moving forward. Mr. Woodruff stated one of the largest challenges facing the program was the State Highway Patrol and fines imposed due to the weight of the trucks at the Landfill. One other opportunity was the opportunity to purchase a Vendor truck which had 25,000 miles and had been turned in to the company by another buyer. This would save the City between \$40,000 and \$50,000 by not having to purchase a new vehicle.

#### THREE-YEAR EQUIPMENT REPLACEMENT PLAN

As outlined in Exhibit A, Mr. Woodruff provided a brief summary of the 3 year Equipment Replacement Plan. This document was created to enable forecasting of major equipment purchases and better management of scheduling future purchases which would avoid major budget spikes.

#### COMPENSATION OPTIONS

Mr. Woodruff stated usually he did not propose compensation options for employees but last year a Council member had suggested he provide options for consideration. He reviewed options as listed in Exhibit A, including Council continue their usual practice to address condensation at the end of the budget, or direct the manager to place a specified percentage in the budget, or place the Consumer Price Index percentage in the base budget or choose any other option Council felt suitable.

#### SCHEDULE

As shown in Exhibit A, the schedule called for various budget meetings including a review of the CIP in March, Budget Workshops in April, a Public Hearing in May, with possible adoption in May or June. The budget had to be passed no later than June 30, 2016.

ADJOURNMENT

A motion was made by Councilman Thomas, seconded by Councilman Willingham, and unanimously adopted to adjourn the meeting at 7:33 PM.



# Request for City Council Action

**Consent  
Agenda  
Item: 1**  
Date: 2/16/2016

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**Subject:** Tax Releases, Refunds, and Write-Offs December 2015  
**Department:** Finance  
**Presented by:** Gayle Maides, Finance Director  
**Presentation:** No

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## Issue Statement

The County/City Tax Collector and the City's Finance Director recommend releases, refunds, and write-offs of property taxes as attached. The detailed list of these tax releases and refunds (that is, the listing by property name, amount, reason, etc.) is available in the Finance Office for review.

## Financial Impact

The tax releases, refunds, and write-offs as recommended by the City/County Tax Collector total, respectively, \$10,868.48, \$4,062.29 and \$2.13 (\$14,932.90).

## Action Needed

Review the tax releases, refunds and write-offs and consider approving.

## Recommendation

Staff recommends Council approve the tax releases, refunds and write-offs.

Approved: ☒ City Manager ☐ City Attorney

## Attachments:

A Tax Releases, Refunds, and Write-offs



# Staff Report

Consent  
Agenda  
Item:

1

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## Tax Releases, Refunds, and Write-Offs December 2015

### Introduction

The Tax Releases, Refunds and Write-Offs as recommended by the City/County Tax Collector total, respectively, \$10,868.48, \$4,062.29 and \$2.13 (\$14,932.90).

Most of the Releases and Refunds are due to:

- 1) Clerical and/or addition errors on the Onslow County Abstracts,
- 2) Double charges for the same property,
- 3) Property erroneously listed as in this City,
- 4) Senior citizens exemptions,
- 5) Military non-resident.

Write-offs are due to:

- 1) A bill that is \$3.00 or less
- 2) An over or underpayment of \$1.00 or less.

Other releases and refunds just have notations indicating that interest only is being released and there will be no corresponding reference explanation. The County's computer system automatically accrues interest on the first day of the month. There will be times when the County received payment on the day before or even on the same day that the account has accrued the interest. The County will adjust their accounts to remove the interest that was automatically charged in lieu of having accounts with balances usually less than \$1.00.

The listing of proposed releases, refunds and write-offs as submitted by the Tax Collector, are in conformity with the law. Based upon this information as provided, which is believed to be true and accurate, I recommend your approval of these tax releases, refunds, and write-offs.

**JANUARY 15, 2016**

**SUBJECT:** Tax Releases and Refunds

[illegible]

BB/sm

*Gayle Maides*  
Gayle Maides  
FINANCE DIRECTOR

A



**TAX REFUND SUMMARY**  
AD VALOREM TAXES

**DECEMBER 2015**

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	INT.	TOTAL REFUND	TAX VALUE
2015	101-0000-311-0000	0.006420	12.51			12.51	1,948.60
2014	101-5000-412-2000	0.005380	12.51			12.51	2,325.28
2013	101-5000-412-2000	0.005380	182.54		15.25	197.79	33,929.37
2012	101-5000-412-2000	0.005380	181.06		15.74	196.80	33,654.28
2011	101-5000-412-2000	0.005380	140.60		12.97	153.57	26,133.83
2010	101-5000-412-2000	0.006260	154.40		16.57	170.97	24,664.54
2009	101-5000-412-2000	0.006260				-	-
2008	101-5000-412-2000	0.006260	-	-	-	-	-
2007	101-5000-412-2000	0.005316	-	-	-	-	-
2006	101-5000-412-2000	0.005900	-	-	-	-	-
2005	101-5000-412-2000	0.005900	-	-	-	-	-

<b>TOTAL</b>	<b>683.62</b>	<b>-</b>	<b>60.53</b>	<b>744.15</b>	<b>122,655.89</b>
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101-5000-412-2000	05-14	731.64
101-0000-311-0000	2015	12.51
		<u>744.15</u>

Total Refunds      4,062.29

**TAX REFUND SUMMARY**  
**TAX TAG TOGETHER**

**DECEMBER 2015**

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	INT.	TOTAL REFUND	TAX VALUE
2015	101-0000-311-0100	0.006420	1,149.57		5.76	1,155.33	179,060.75
2014	101-5000-412-2000	0.005380	1,538.59		25.23	1,563.82	285,983.27
2013	101-5000-412-2000	0.005380	581.90		17.09	598.99	108,159.85
2012	101-5000-412-2000	0.005380	-	-	-	-	-
2011	101-5000-412-2000	0.005380	-	-	-	-	-
2010	101-5000-412-2000	0.006260	-	-	-	-	-
2009	101-5000-412-2000	0.006260	-	-	-	-	-
2008	101-5000-412-2000	0.006260	-	-	-	-	-
2007	101-5000-412-2000	0.005316	-	-	-	-	-
2006	101-5000-412-2000	0.005900	-	-	-	-	-
2005	101-5000-412-2000	0.005900	-	-	-	-	-

<b>TOTAL</b>	<b>3,270.06</b>	<b>-</b>	<b>48.08</b>	<b>3,318.14</b>	<b>573,203.87</b>
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101-5000-412-2000	05-14	2,162.81
101-0000-311-0100	2015	1,155.33
		<u>3,318.14</u>

## TAX RELEASE SUMMARY

DECEMBER 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	TOTAL	TAX VALUE
2015	101-0000-111-0000	0.006420	8,974.44	32.81	9,007.25	1,397,887.85
2014	101-0000-111-1000	0.005380	237.73	19.17	256.90	44,187.73
2013	101-0000-111-1000	0.005380	254.58	12.79	267.37	47,319.70
2012	101-0000-111-1000	0.005380	70.19		70.19	13,046.47
2011	101-0000-111-1000	0.006260	915.72	261.40	1,177.12	146,281.15
2010	101-0000-111-1000	0.006260	55.69	0.53	56.22	8,896.17
2009	101-0000-111-1000	0.006260			-	-
2008	101-0000-111-1000	0.005316	33.43		33.43	6,288.56
2007	101-0000-111-1000	0.005900			-	-
2006	101-0000-111-1000	0.005900			-	-
2005	101-0000-111-1000	0.005900			-	-

TOTAL	10,541.78	326.70	10,868.48	266,019.78
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101-0000-111-1000	05-14	1,861.23
101-0000-111-0000	2015	9,007.25

## TAX WRITE-OFF SUMMARY

DECEMBER 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	TOTAL	TAX VALUE
2015	101-0000-111-0000	0.006420	2.13		2.13	331.78
2014	101-0000-111-1000	0.005380			-	-
2013	101-0000-111-1000	0.005380			-	-
2012	101-0000-111-1000	0.005380			-	-
2011	101-0000-111-1000	0.006260			-	-
2010	101-0000-111-1000	0.006260			-	-
2009	101-0000-111-1000	0.006260			-	-
2008	101-0000-111-1000	0.005316	-	-	-	-
2007	101-0000-111-1000	0.005900	-	-	-	-
2006	101-0000-111-1000	0.005900	-	-	-	-
2005	101-0000-111-1000	0.005900	-	-	-	-

TOTAL	2.13	-	2.13	-
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101-0000-111-1000	2005-2014	-
101-0000-111-0000	2015	2.13
		2.13



# Request for City Council Action

**Consent  
Agenda  
Item:** **2**  
**Date:** 2/16/2016

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**Subject:** Amendment to Council Rules of Procedure – Duty to Vote  
**Department:** City Clerk's Office/Legal  
**Presented by:** Carmen K. Miracle, City Clerk and John Carter, City Attorney  
**Presentation:** No

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## Issue Statement

This request is to amend the Council Rules of Procedure to reflect the change adopted by the 2015 General Assembly to G.S. 160A-75 - Voting Rules.

NCGS 160A-75 requires council members to vote on any matter that comes before them, unless the member has been excused from voting under a statutory exemption. A council member who is not excused and fails to vote results in an affirmative vote if (1) the member was physically present in the council chamber or (2) the member avoided voting by leaving the chamber without being excused by a majority vote of the remaining members present. This default "yes" rule prevented council members from ever abstaining.

Session Law 2015-160 (H201) amended G.S. 160A-75 to alter the voting rules for city councils when zoning matters are considered. The change leaves the default "yes" rule in place except for votes "taken under G.S. 160A-385," that is, votes to amend or repeal zoning ordinances. Under amended G.S. 160A-75, when the matter in question is a proposed zoning ordinance change initiated on or after August 1, 2015, a council member's unexcused failure to vote must be recorded as an abstention, not as an affirmative vote.

## Financial Impact

None

## Action Needed

Consider the Amendment to Council Rules of Procedure to reflect changes in State Law

## Recommendation

Staff recommends Council approve the amendment to the Council Rules of Procedure to reflect the new requirements

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A Amendment to Council Rules Page



# Staff Report

Consent  
Agenda  
Item:

2

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## Amendment to Council Rules of Procedure – Duty to Vote

### Introduction

Section 160A-75 requires a council member to vote on any matter that comes before the council, unless the member has been excused from voting because either (1) the matter concerns the member's own financial or official conduct or (2) the member is prohibited from voting on the matter under G.S. 14-234 (public contract with direct benefit to the member), or G.S. 160A-381(d) zoning map or text amendment reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member, or G.S. 160A-388(e)(2) a quasi-judicial matter for which the member has a fixed opinion not susceptible to change, undisclosed ex parte communications, a close relationship to an affected person, or a financial interest in the outcome.

Session Law 2015-160 (H201) amended G.S. 160A-75 to alter the voting rules for city councils when certain kinds of zoning matters are being considered.

Prior to the Act, G.S. 160A-75 provided that a council member's failure to vote in any situation other than those described above had to be recorded as an affirmative vote if (1) the member was physically present in the council chamber or (2) the member avoided voting by leaving the chamber without being excused by a majority vote of the remaining members present. This default "yes" rule prevented council members from ever abstaining.

Session Law 2015-160 (H201) amended G.S. 160A-75 to alter the voting rules for city councils when certain kinds of zoning matters are considered. The Act leaves G.S. 160A-75's default "yes" rule in place for all city council votes except for those "taken under G.S. 160A-385," that is, votes to amend or repeal zoning ordinances.

Under amended G.S. 160A-75 rules, when the matter in question is a proposed zoning ordinance change initiated on or after August 1, 2015, a council member's unexcused failure to vote must be recorded as an abstention, not as an affirmative vote.

NOTE: While reviewing this change, it was discovered that the Council rules inaccurately stated that a Council Members failure to vote resulted in the vote being recorded with the "prevailing side" when it fact it should have stated the vote will be recorded as a "yes." This has been proposed for correction in the Rules Amendment.

## **Options**

Approve the Amendment to the Council Rules of Procedure. **RECOMMENDED.**

Pros: The Rules of Procedure will reflect State Law.

Cons: None

Deny the Amendment to the Council Rules of Procedure

Pros: None

Cons: The Council Rules will be in conflict with State Law

**Proposed Amendment  
Rules of Procedure  
Jacksonville City Council**

**Amendment to Item #21 – Duty to Vote**

Additions are shown in Bold underline

Deletions are shown with strikeout.

**Duty to Vote** (12/21/1993) (02/02/2016)

Every member must vote unless excused by the remaining members according to law. A member who wishes to be excused from voting shall so inform the Mayor, who shall take a vote of the remaining members. No member shall be excused from voting except upon matters involving the consideration of his or her own financial interest or official conduct. In all other cases, **except votes taken under G.S. 160A-385 (rezoning requests)**, a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded with the prevailing vote **as an affirmative vote. In cases involving 160A-385 (rezoning requests), a failure to vote by a member shall be recorded as an abstention.**





# Request for City Council Action

**Consent  
Agenda  
Item:** **3**  
**Date:** 2/16/2016

---

**Subject:** City of Jacksonville/Onslow County Interlocal Agreement  
**Department:** City Manager's Office  
**Presented by:** Richard L. Woodruff, City Manager  
**Presentation:** No

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## Issue Statement

Onslow County is currently constructing a Consolidated Human Services Building on College at Warlick Streets. An Interlocal Agreement is needed to document financial responsibilities relative to the installation of various infrastructure improvements to support this new County facility.

## Financial Impact

Under this Interlocal Agreement:

The City of Jacksonville is responsible for the waterline realignment on Warlick at a cost of approximately \$65,000 and stormwater improvements on College and Warlick at a cost of approximately 85,000.

The County is responsible for the costs of relocating a City sewer line on Warlick, installing conduit for placing the overhead utilities on College underground adjacent to the building and repaving the sections of Warlick and College Streets adjacent to the building.

## Action Needed

It is requested that the Mayor and Council approve this Interlocal Agreement thereby documenting the responsibilities of the County and City relative to the infrastructure improvements needed to support the Consolidated Human Services facility.

## Recommendation

The City Manager recommends Council that approve the attached Interlocal Agreement

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A Interlocal Agreement with Onslow County

CITY OF JACKSONVILLE  
NORTH CAROLINA  
ONslow COUNTY

## INTERLOCAL AGREEMENT

This agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by and between Onslow County, a body politic of the State of North Carolina hereinafter referred to as Onslow County and the City of Jacksonville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina hereinafter referred to as the City of Jacksonville.

### WITNESS

WHEREAS, Part 1 of Article 20 of Chapter 160A of the North Carolina General Statutes authorizes Onslow County and the City of Jacksonville to enter into Interlocal Agreements in order to execute any undertaking on behalf of one another; and

WHEREAS, Onslow County government is constructing a new Consolidated Human Services Building within the corporate limits of the City; and

WHEREAS, in order to accomplish the construction of the Consolidated Human Services Building, infrastructure in the form of water, sewer, drainage, road improvements and underground service components must be made; and

WHEREAS, Onslow County and the City of Jacksonville mutually agree that through improvements as outlined herein, the overall redevelopment of the downtown area will be enhanced and both parties agree to cost share in these improvements.

NOW THEREFORE, For and in consideration of the mutual benefits, covenants, and promises contained herein, the parties hereto agree as follows:

1. Warlick Street – Sewer Line Improvements – Onslow County agrees to fund, design and have constructed the necessary sewer line improvements which will relocate a current sewer line in the ownership of the City of Jacksonville which crosses the construction site with that new line being constructed in Warlick Street.

2. Warlick Street – Waterline – In order to accomplish the sewer line improvements innumerate in item one above, it is essential that certain portions of the existing waterline in the ownership of the City be reconfigured. To that end, the City agrees to accept the financial responsibility for relocating the waterline on Warlick Street. It is further agreed that the County contract engineer will design this rerouting of the waterline and that the County contractor will install said waterline alterations. The City will reimburse the County for the design work and the construction work necessary for the relocation of the waterline.

3. Warlick Street – Resurfacing – Due to the installation of improvements enumerated in items one and two above, the County agrees that Warlick Street needs to be resurfaced for the full length of the County property along Warlick Street. To that end, the City shall contract and have installed a new road surface the full width from curb to curb and the full length of the

County property. The County agrees to reimburse the City for this resurfacing. It is further agreed that temporary patching of the construction area will be the responsibility of the contractor installing items one and two above. The final resurfacing of Warlick Street will be accomplished by the City after the completion of the Consolidated Human Services Building.

4. College Street – Underground Utilities — Onslow County and the City agree that it is more economical to have an open trench cut to accomplish the undergrounding of electricity, cable, telephone and fiber optics rather than conduct borings. To that end, the City agrees to authorize the County to conduct an open trench construction for this work. The County agrees to bear all costs relative to that work. Additionally, the County agrees to have the contractor install a "dark pipe" for future City fiber. The actual cost of the installation of the dark pipe will be the City's responsibility. The City will reimburse the County based upon invoices. At the completion of the trench work, a temporary asphalt cap will be placed upon the open trench at County costs..

5. College Street – Stormwater Improvements – Due to runoff from the Consolidated Human Services Building, it will be necessary to upgrade the storm drain system on College Street which discharges into the storm drain system on Warlick Street. The City accepts the financial responsibilities for these improvements. These improvements may be accomplished by either City contractor or by County contractor.

6. College Street – Resurfacing – Due to the overall impact of the construction project on College Street, the County agrees to resurface the entire width of College Street for the entire length of the trench project. It is further agreed that due to the construction period for the new building, that the County contractor will install a temporary asphalt cap upon the trench and that the actual resurfacing will be conducted by the City at the conclusion of the overall building project. This final resurfacing will be accomplished by the City bidding processes with the County billed and reimbursing said expenses to the City.

Nothing set forth herein is intended nor shall be construed as a waiver of any immunity available to Onslow County or the City of Jacksonville, their governing boards, officers, employees, agents or anyone else having immunity due to their relationship with Onslow County or the City of Jacksonville.

This constitutes the full content of this Interlocal Agreement. The terms of this agreement may only be modified by written mutual agreement, signed by the parties and attached hereto.

IN WITNESS WHEREOF the parties hereto have executed this agreement in duplicate originals as of the day and year first above written.

**COUNTY OF ONSLOW NORTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Barbara Ikner  
CHAIRMAN

ONslow COUNTY BOARD OF  
COMMISSIONERS

Attest:

\_\_\_\_\_  
CLERK TO THE BOARD

NORTH CAROLINA  
ONslow COUNTY

I, \_\_\_\_\_, a Notary Public of Onslow County, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that she is the Clerk of Onslow County Board of Commissioners, a body politic and corporate of the State of North Carolina existing by virtue of the laws of the State of North Carolina, and that by authority duly given and as the act of Onslow County, the foregoing instrument was signed in its name by its Chairman, sealed with its corporate seal, and attested by herself as its Clerk.

WITNESS my hand and notarial seal, this \_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC

(Seal)

**CITY OF JACKSONVILLE, NORTH CAROLINA**

(Seal)

By: \_\_\_\_\_

Sammy Phillips  
MAYOR  
CITY OF JACKSONVILLE

Attest:

\_\_\_\_\_  
CITY CLERK

NORTH CAROLINA  
ONslow COUNTY

I, \_\_\_\_\_, a Notary Public of Onslow County, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that she is the Clerk of the City of Jacksonville, a municipal corporate existing under and by virtue of the laws of the State of North Carolina, and that by authority duly given and as the act of the body politic and corporate, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its Clerk.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

(Seal)



# Request for City Council Action

**Consent  
Agenda  
Item:** **4**  
**Date:** 2/16/2016

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**Subject:** Wastewater Land Treatment System Sole Source Equipment Procurement  
– Step Screen, Screw Conveyors and Related Accessories  
**Department:** Public Services  
**Presented by:** Greg Meshaw, PE, Senior Civil Engineer  
**Presentation:** No

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## Issue Statement

Pursuant to G.S 143-129(e)(6), upon approval of Council, the City may purchase an item through a single source contract when standardization or compatibility is the overriding consideration. Staff is requesting that Council authorize procurement of a step screen by Huber Technology and a system of primary and secondary shaftless screw conveyors with engineered hoppers by Custom Conveyor Corporation for installation at the headworks of Wastewater Land Treatment System (LTS) under this provision. The request is being made to ensure standardization and compatibility between this new screen and the two existing Huber Technology step screens in place at the LTS. Additionally, selecting the specific screen and conveyor system during design will allow for design of the electrical sequencing and control system specific to the step screens and the conveyor system rather than a generic, less specific design that tries to account for the nuances of a number of other screens and conveyor systems.

## Financial Impact

The step screen and associated conveyor system is a part of a FY16 capital project budgeted at \$511,000.

## Action Needed

Consider authorizing staff to proceed with the procurement of a Huber Technology step screen and associated conveyor system, under G.S 143-129(e)(6) exemption from competitive bidding, due to sole source, standardization and compatibility.

## Recommendation

Staff recommends that Council authorize the sole source bidding procedure for the procurement of a Huber Technology step screen and associated conveyance system.

Approved: ☒ City Manager ☐ City Attorney

Attachments:  
None



# Staff Report

Consent  
Agenda  
Item:

4

## **Introduction**

North Carolina General Statute 143-129(f) concerning "sole source" purchases states that the formal bidding requirements do not apply when:

- 1) Performance or price competition for a product are not available
- 2) A needed product is available from only one source of supply; or
- 3) Standardization or compatibility is the overriding consideration.

Purchases made under this exception to formal bidding requirements must be approved by the governing board.

Staff is requesting that Council consider authorizing use of this sole source exception for a project to replace an existing, non-functioning mechanical bar screen at the Wastewater Land Treatment System (LTS). More specifically, staff is asking Council to authorize procurement of an automated step screen by Huber Technology and associated conveyor system for installation at the headworks of the LTS under exemption item 3, the standardization provision. The request is being made because the two existing step screens which this new screen will supplement are automated step screens also manufactured by Huber Technology. As such, there will be modifications to the existing step screens as part of the project requiring contract services from Huber Technology. Staff believes that the outcome is better assured if those modifications by Huber Technology are made between old and new step screens that match. This assertion is further bolstered when one considers that the new step screen manufacturer will be responsible for providing new electrical control panels to operate both the existing and new screens in conjunction with the new conveyors. Standardization of the step screens will help ensure compatibility with the existing equipment and controls and establish a single source responsibility, while improving maintenance efficiency and increasing operational efficiency. It should also lead to a closer vendor relationship thereby making Huber Technology a more effective partner when maintenance or technical issues arise.

Designating the screen and conveyors to be installed also provides an additional benefit. This is because the screen is to be retrofitted into an existing cast-in-place concrete channel and positioned to be part of a system to convey screenings from all three screens. By designating the screen to be installed, the designer of the project can produce a design specific to the named screen and conveyors rather than a generic, less specific design that tries to account for the nuances of a number of other screens. Staff believes that this benefit is of particular importance when it comes to fitting the screen in the existing channel and trying to ensure its compatibility with the conveyor system.

The screen will be the key component of a project to replace the non-functioning screen, update the electrical controls for all screens, and replace the existing, maintenance-prone conveyance system. Bids will be obtained for performance of this work given that the work will involve demolition as well as, the mechanical and electrical trades. Accordingly, the Huber Technology step screen and associated conveyance system will be designated as the screening and conveyance system upon which bidders must base their bid if Council authorizes use of the sole source exception.

### **Financial Analysis:**

The step screen and associated conveyor system is a part of a FY16 capital project budgeted at \$511,000 that includes a \$365,000 construction allowance and a \$55,000 contingency allowance.

### **Prior Procedural History**

None

### **Stakeholders**

- Land Treatment System maintenance staff
- Citizens of Jacksonville

### **Options**

Approve...: **RECOMMENDED.**

Pros: To ensure standardization of the step screens at the wastewater LTS which will in turn, will help ensure equipment and controls compatibility and single source responsibility, while improving maintenance efficiency and increasing operational efficiency.

Cons: Equipment will not be competitively bid.

Deny...:

Pros: Competitive bids for the equipment will likely be received.

Cons: Equipment and controls compatibility and single source responsibility will not be possible for all step screens and conveyors. As such, the potential for operational and maintenance efficiency diminishes.





# Request for City Council Action

**Consent  
Agenda  
Item:** **5**  
**Date:** 2/16/2016

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**Subject:** Purchase of a Front-End Collection Vehicle  
**Department:** Public Services/Sanitation Division  
**Presented by:** Kerry Terrell/Edward Richards  
**Presentation:** No

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## Issue Statement

The Sanitation Division, in conjunction with Fleet Maintenance, has been exploring opportunities to purchase an additional front-end collection vehicle. This would increase the total available commercial front-end vehicles from five to six. Carolina Environmental Systems, Incorporated has informed Fleet Maintenance that a used 2015 Heil front-end refuse collection vehicle with less than 26,000 miles is available for purchase.

## Financial Impact

The total cost of this vehicle is \$231,330. If approved the vehicle will be financed for 59 months at 1.38% with an estimated monthly debt service payment of \$4,058.

## Action Needed

Consideration of the purchase of the 2015 Heil front-end refuse collection vehicle.

## Recommendation

Staff recommends Council approve the purchase of the 2015 Heil Dura-Pak front-end refuse collection vehicle and the corresponding budget amendment.

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A      Budget Amendment



# Staff Report

Consent  
Agenda  
Item:

5

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## Purchase of a Front-End Collection Vehicle

### Introduction

In July of 2014, the City of Jacksonville took over the operations of the Commercial Dumpster Collection program, purchasing five (5) front-end collection vehicles to service 839 commercial businesses inside the City limits. This service is based on five trucks operating for Monday and Friday routes, four trucks running for Tuesday and Thursday Routes, four trucks for Wednesday handling both trash and recycling, and one truck operating on Saturday.

With only five front-end vehicles available, routine maintenance and unexpected breakdowns create significant challenges with this schedule. Fleet Maintenance schedules routine work after normal operating hours; however, the availability of parts and unexpected breakdowns cause vehicles to be out of service. This requires drivers and trucks to work longer hours, which costs in fuel, maintenance, and overtime when all vehicles are not available. In addition, this can create inconveniences for commercial customers if their dumpster is unable to be picked up prior to their peak business hours. For example, restaurant dumpsters need to be picked up prior to lunch hours.

Upon evaluation of the first year of operation, staff recognized that unanticipated maintenance issues and truck downtime, as well as the loss of a vehicle in an accident, presented more than just challenges in meeting the daily collection schedule. This resulted in trucks being on the road longer, sitting in traffic, and having to maneuver around occupied parking lots, which increased fuel costs, overtime, and maintenance of the available fleet. In evaluating alternatives, staff has determined that some of the costs could have been reduced if the City had an additional commercial vehicle in our fleet.

Based on the information above, the Sanitation Division, in conjunction with Fleet Maintenance, has been exploring opportunities to purchase an additional front-end collection vehicle. The additional vehicle would improve operational flexibility for Sanitation, give Fleet Maintenance time to make necessary repairs and, allow the City to provide better overall customer service. Carolina Environmental Systems, Incorporated currently has a used 2015 Heil front-end refuse collection vehicle with less than 26,000 miles available for purchase. This creates an opportunity for the City to purchase a newer vehicle at a reasonable cost.

## **Financial Analysis**

The cost associated with the purchase of the 2015 front-end collection vehicle quoted by Carolina Environmental, Incorporated is \$223,360.00, plus an additional \$7,970.00 for the installation a third axle to improve weight distribution of the load across the axles. The total cost of this purchase would be \$231,330.00.

## **Procedural History**

- In March 2014, Council authorized the purchase of 6 vehicles to begin front-end collection service. These vehicles included 5 front-end trucks and 1 truck for hauling dumpsters.
- On July 1, 2014, the City began dumpster-collection service.
- On October 20, 2014, one of the front-end trucks was totaled requiring the purchase of another front-end truck.
- In February 2015, Council was made aware of the failing financial condition of the dumpster collection program and, as result, authorized an incremental increase of the collection fee and directed staff to evaluate the validity and cost of the program.
- On April 7, 2015, Council approved a rate increase to cover the expenses of the program. This was done after staff had obtained input and support from stakeholders within the business community.
- The commercial service has continued to improve and costs have stabilized such that the program is profitable in the first six months of FY2016.

## **Stakeholders**

- Commercial Business Customers
- Sanitation and Fleet Maintenance Staff

## **Options**

Approve the request to purchase the additional front-end vehicle: **RECOMMENDED.**

Pros:

- Expand the present commercial fleet and provide operational flexibility.
- Enable Fleet Maintenance to better service the commercial fleet in a timely manner.
- Reduce vehicle downtime as a result of breakdowns and repairs.

Cons:

- The cost to purchase the vehicle.
- Possible increase in maintenance and fuel expense.

Deny the request to purchase the additional front-end vehicle:

Pros:

- Save the expense of this purchase.
- Allow the commercial dumpster collection program to develop a more consistent financial track record.

Cons:

- Commercial dumpster collection service will continue with five (5) vehicles with limited flexibility to adjust for unexpected maintenance problems.
- Timely maintenance scheduling.

Defer the request and provide direction to staff on the specific information Council would like to receive.

Pros:

- None

Cons:

- This vehicle may not be available at a later date.
- Commercial dumpster collection service will continue with five (5) vehicles with limited flexibility to adjust for unexpected maintenance problems.

ORDINANCE (2016-)

AN ORDINANCE AMENDING THE FISCAL YEAR 2016 BUDGET

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that the following amendment to the Fiscal Year 2016 Solid Waste Fund budget are hereby enacted:

**SOLID WASTE FUND**

REVENUES	BUDGET	CHANGE	TOTAL
LEASE PURCHASE REVENUE - COMMERCIAL	-	231,330	231,330
		231,330	
TOTAL FUND REVENUES	6,213,952	231,330	6,445,282
EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	-	231,330	231,330
		231,330	
TOTAL ADJUSTMENTS		231,330	
TOTAL PROJECT EXPENDITURES	6,213,952	231,330	6,445,282

*To appropriate Lease Purchase Revenue for the purchase of front-end collection vehicle.*

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 16th day of February 2016.

\_\_\_\_\_  
Sammy Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Carmen K. Miracle, City Clerk



# Request for City Council Action

**Consent  
Agenda  
Item:** **6**  
**Date:** 2/16/2016

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**Subject:** Use of Contingency Funds to Purchase City Christmas Tree  
**Department:** Recreation & Parks  
**Presented by:** Susan Baptist, Director of Recreation Services  
**Presentation:** No

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## Issue Statement

Requesting approval to use contingency funds for the purchase of a City Christmas tree and installation of power pedestal.

## Financial Impact

There is no Impact on total General Fund budget. Moving contingency funds to cover the purchase

## Action Needed

Approval of use of contingency funds to purchase City Christmas tree

## Recommendation

Staff recommends that Council approve the use of contingency funds to purchase a City Christmas tree at this time in order to take advantage of the 33% discount.

Approved: ☒ City Manager ☐ City Attorney

## Attachments:

- A Photo of Assemble Tree
- B Proposed Budget Amendment



# Staff Report

Consent  
Agenda  
Item:

6

## Use of Contingency Funds to purchase City Christmas Tree

### Introduction

Staff is requesting approval to use contingency funds for the purchase of a lighted tree for use as the City Christmas tree and installation of power pedestal at LP Willingham Park.

### Financial Analysis:

- Tree purchase including shipping totals \$17,457
- Installation of power pedestal near tree placement area estimated at \$5,000
- No Impact on total General Fund budget. Moving contingency funds to cover the purchase

### Procedural History

- Over the past 3 years a live Christmas tree has been purchased and placed in LP Willingham Park for the ceremonial lighting during Winterfest. This tree has cost an average of \$1,100 annually and 40 staff hours to set up, decorate with lights and removal/disposal after use is complete. By purchasing a Christmas tree at this time of year, we will experience a savings of 33% (\$8,200) and will result in elimination of long term expenses related to the setup/removal, while providing the City a more efficient, effective, and economical option.

### Stakeholders

- Residents/attendees of Winterfest will be provided with something that will build their sense of pride in our City.

### Options

Approve...: **RECOMMENDED.**

Pros: Savings related to purchasing at this time and providing the residents/Winterfest attendees with another facet of the City to be proud of.  
Cons: None

Deny...:

Pros: No money spent until later in the year  
Cons: Loss of discount for purchase; continuation of expense purchasing and decorating live tree.



Attachment

**A**



ORDINANCE (2016-)

AN ORDINANCE AMENDING THE FISCAL YEAR 2016 BUDGET

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that the following amendment to the Fiscal Year 2016 General Fund budget is hereby enacted:

**GENERAL FUND**

EXPENDITURES	BUDGET	CHANGE	TOTAL
RECREATION	5,229,276	22,500	5,251,776
NON-DEPARTMENTAL	8,690,042	(22,500)	8,667,542
TOTAL ADJUSTMENTS		-	
TOTAL GENERAL FUND EXPENDITURES	47,292,585	-	47,292,585

*To move contingency funds from Non-Departmental budget to Recreation to facilitate the purchase of a Christmas tree.*

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 16th day of February, 2016.

\_\_\_\_\_  
Sammy Phillips, Mayor

ATTEST:

\_\_\_\_\_  
Carmen K. Miracle, City Clerk



# Request for City Council Action

Agenda Item:	<b>7</b>
Date:	2/16/2016

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**Subject:** Old Business: Public Hearing (*Legislative*) Map Amendment – Rezoning from RSF-7 to OI – 140 Piney Green Road

**Department:** Development Services

**Presented by:** Jeremy B. Smith, Senior Planner

**Public Hearing:** Yes

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## Issue Statement

United Pentecostal Church of Jacksonville has submitted a rezoning request for .54 acres located at 140 Piney Green Road. The applicant originally requested the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned to Office and Institutional (OI). If approved the parcel would be allowed to be used more broadly. City Council considered this request at their January 19<sup>th</sup>, 2016 meeting and deferred it so staff could work with the applicant on modifying the application. Since that time, the application has been modified to change the rezoning request from OI to OI-C, proposing to limit the allowed uses to only religious institution and child daycare.

## Financial Impact

None

## Action Needed

Re-open the Public Hearing

Consideration of the Proposed Modified Request

## Recommendation

The Planning Advisory Board and City Staff recommended approval of the original rezoning request. This recommendation is still applicable for the modified request. City Staff recommends that Council approve the rezoning to Conditional Use - Office and Institutional (OI-C) based on Findings of Facts A through J being found in the affirmative. The rezoning advances the public interest by correcting a nonconforming use and makes it consistent with the Future Land Use map.

Approved: ☐ City Manager ☐ City Attorney

## Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Portion of Article 3 of the UDO – RSF-7 District
- D Portion of Article 3 of the UDO – OI District
- E UDO use table
- F Existing Zoning Map
- G Existing CAMA Future Land Use Map
- H Proposed Zoning Map



# Staff Report

Agenda Item:	<b>7</b>
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Old Business: Public Hearing (*Legislative*) Map Amendment  
Rezoning from RSF-7 to OI – 140 Piney Green Road

## **Introduction**

United Pentecostal Church of Jacksonville has submitted a rezoning request for .54 acres located at 140 Piney Green Road. The applicant originally requested the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned to Office and Institutional (OI). If approved the parcel would be allowed to be used more broadly. City Council considered this request at their January 19th, 2016 meeting and deferred it so staff could work with the applicant on modifying the application. Since that time, the application has been modified to change the rezoning request from OI to OI-C, proposing to limit the allowed uses to only religious institution and child daycare.

## **Procedural History**

- On November 10, 2015 United Pentecostal Church submitted a rezoning request
- On December 14, 2015 the Planning Advisory Board recommended approval of the rezoning request.
- On January 19, 2016 City Council deferred this request to allow City Staff to work with the applicant on modifying the request.
- On February 11, 2016 the applicant submitted a revised application amending the request to Conditional Use Office and Institutional (OI-C) conditioning the request by limiting the uses to just religious institution and child daycare.
- On February 8, 2016 Councilman Bob Warden updated the Planning Advisory Board about the modified request.
- On February 11, 2016 Staff spoke with Mr. John Jackson regarding his concerns about the rezoning, and updated him on the modified application. He stated that fixed any concerns he had with the original request.
- On February 16, 2016 City Council will consider the request of Conditional Rezoning.

## **Stakeholders**

- United Pentecostal Church of Jacksonville – Applicant/Property owner
- Surrounding property owners – In accordance with General Statutes, property owners within 100 feet of the area proposed for rezoning were notified via first class mail. In addition, signs were posted on site and legal advertisements will be printed in the Jacksonville Daily News prior to the public hearing.

## **Transportation Assessment**

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). As normal procedure, staff did not recommend that a TIA be prepared and would defer any possible TIA to the submission of a redevelopment proposal if/when one is submitted since the property is already developed.

## **Zoning Assessment**

The parcel proposed for rezoning is located at 140 Piney Green Road and is currently used by the church. The property is bordered on the North, by property that is zoned Corridor Commercial (CC); parcels to the South are zoned Residential Single Family - 7 (RSF-7); parcels to the west are zoned Residential Multi Family – High Density (RMF-HD); and parcels to the east across Piney Green Road are zoned Corridor Commercial (CC) and Residential Multi Family – Low Density (RMF-LD)

### **Map Amendment Standards:**

Amending the official zoning map (rezoning) is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

#### **Evaluation:**

The CAMA Future Land Use identifies the subject parcels as Public/Institutional (P). The properties to the North is designated Neighborhood Commercial. To the East across Piney Green Road the properties are Mixed Use (MXD). To the south properties are identified as Low Density Residential (LDR). To the west properties are designated as Regional Commercial (RC). The CAMA Plan states Public/Institutional is intended to include uses owned and maintained by government at all levels, including schools, maintenance facilities, and public utilities; and semi-public uses such as churches and non-profit organizations where the public is generally invited. Staff believes the rezoning request is reasonable given the future land use designation. The request aligns the zoning of the parcels

with the CAMA recommendations. This site is home to an existing church and used as such.

*B. Whether and the extent to which there are changed conditions that require an amendment;*

Evaluation:

The CAMA plan suggested Public/Institutional is a favorable future land use. The zoning district requested is Office and Institutional. This district is slightly more intense than the residential zoning. Parcels to the north are zoned corridor commercial and properties to the south are zoned residential, therefore the CU-OI zoning creates a transition area.

*C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;*

Evaluation:

CAMA plan suggests that institutional districts of development are needed in the area. This amendment would allow the subject parcel to be used in a commercial manner.

*D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

Evaluation:

Portions of Article 3 (RSF-7) & (OI) of the Unified Development Ordinance can be found in Attachments C & D. Rezoning the subject property to CU-OI will allow the proposed uses of religious institution and daycare which are not allowed within the RSF-7 zoning. The subject parcel has commercial zoning to the North and East. To the West and South of the property is directly adjacent to residential and potential for office and institutional uses to be a disruption should be considered. If the subject parcel were to be rezoned more intense uses would be permitted by right instead of prohibited. However, the lot has frontage on Piney Green Road which is more suitable for office and institutional uses than residential.

*E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;*

Evaluation:

The site has surrounding commercial and residential zoning. An orderly development would fit in one of those categories. Piney Green Road has consistently become a more heavily traveled street showing support for commercial uses. The subject parcel has frontage on Piney Green Road and is adjacent to a commercial tract across the road. This logically fits commercial zoning. The requested OI district has a broader list of permitted uses some of which conflict with

residential use. For institutional development to be orderly and logical it should be small scale to fit with the close proximity to residential. This is not required by ordinance.

*F. Whether and the extent to which the proposed amendment would encourage premature development;*

Evaluation:

Infrastructure including water, sewer and an adequate street network are available at the site. Development already exists in close proximity to the site. At the time of staff report preparation nothing indicated development would be premature.

*G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;*

Evaluation:

Strip or ribbon development traditionally occurs on small shallow lots designed in a linear pattern with separate driveways. The subject parcel has limited frontage width, which would not allow for strip or ribbon development. Additionally, driveway spacing requirements would limit access on Piney Green Road. Nothing indicated the subject site would be strip or ribbon development at the time of staff report preparation.

*H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;*

Evaluation:

The parcel proposed for rezoning is located at 140 Piney Green Road. The property is bordered on the North, by property that is zoned Corridor Commercial (CC); parcels to the South are zoned Residential Single Family - 7 (RSF-7); parcels to the west are zoned Residential Multi Family – High Density (RMF-HD); and parcels to the east across Piney Green Road are zoned Corridor Commercial (CC) and Residential Multi Family – Low Density (RMF-LD), However, the CU-OI zoning would not be immediately contagious.

*I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and*

Evaluation:

Based on conversations with the County Tax Assessors no evidence has been presented to suggest the rezoning would affect the property values of the surrounding land.

*J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to*

*water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation:

At the time of staff report preparation there was no evidence to suggest the rezoning would adversely impact the natural environment. Stormwater management could be required with any development proposal.

### **Public Hearing Notification**

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels will be notified of the proposed rezoning. In addition, Public Hearing Notifications will be posted on the property and in the Jacksonville Daily News advertising the public hearing of the rezoning. The required notifications have been completed.

### **Options**

#### **Approve the Rezoning (RECOMMENDED)**

- Pros: Approval of the rezoning request will allow the proposed uses of religious institution and daycares. In addition, the existing church will no longer be a non-conforming use. The rezoning is consistent with the Future Land Use plans and the growth trend of the area.
- Cons: Approval of the rezoning request will allow a greater intensity of uses by right. The Commercial zoning would be directly adjacent to lots zoned residentially.

#### **Deny the Rezoning Request.**

- Pros: None
- Cons: If denied, the religious institution (Church) would remain as a nonconforming use.

#### **Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information Council would like to receive.**

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: None

\*If denied, a new application cannot be resubmitted within one year unless approval is granted under the procedures set forth in Article 2.2 Common Review Procedures Subsection U. Waiver of Time Limit of the City of Jacksonville Unified Development Ordinance.



# Planning Board Minutes – December 14, 2015

Agenda Item:	<b>7</b>
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## Public Hearing (*Legislative*) Map Amendment – Rezoning from RSF-7 to OI-C – 140 Piney Green Road

United Pentecostal Church of Jacksonville has submitted a rezoning request for .54 acres located at 140 Piney Green Road. The applicant is requesting the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned to Office and Institutional (OI). If approved the parcel would be allowed to be used more broadly. The proposed OI zoning is consistent with the City's future land use plans.

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

The parcel proposed for rezoning is located at 140 Piney Green Road and is currently used by the church. The property is bordered on the North, by property that is zoned Corridor Commercial (CC); parcels to the South are zoned Residential Single Family - 7 (RSF-7); parcels to the west are zoned Residential Multi Family - High Density (RMF-HD); and parcels to the east across Piney Green Road are zoned Corridor Commercial (CC) and Residential Multi Family - Low Density (RMF-LD).

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels will be notified of the proposed rezoning. In addition, Public Hearing Notifications will be posted on the property and in the Jacksonville Daily News advertising the public hearing of the rezoning.

City Staff recommends approval of the rezoning request based on Findings of Facts A through J being found in the affirmative. The rezoning advances the public interest by creating more development opportunities and making consistent with the Future Land Use map.

Mr. Burgess asked if the church was planning to do anything different. Mr. Smith stated that the rezoning would allow them to broaden the uses allowed on the site. How this came about is they want to do a different type of sign that wouldn't be allowed in this particular zone. They want to do signage and continue the use of the church. Mr. Burgess stated his concern for traffic.



Chairman Spring clarified that the church just wants to do signage. Mr. Lewis stated that this district is slightly more intense than the residential district. Mr. Smith said yes.

**Albert Burgess moved to approve the rezoning request based on Findings of Facts A through J being found in the affirmative. Suzanne Nelson seconded the motion.**

**The motion to approve the rezoning request based on Findings of Facts A through J being found in the affirmative was unanimously approved by the Board Members present.**



## City Council Minutes – January 19, 2016

Agenda Item:	<b>7</b>
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### Public Hearing (*Legislative*) Map Amendment – Rezoning from RSF-7 to OI-C – 140 Piney Green Road

Jeremy Smith, Senior Planner stated United Pentecostal Church of Jacksonville submitted a rezoning request for .54 acres located at 140 Piney Green Road. The applicant was requesting the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned to Office and Institutional (OI). If approved the parcel would be allowed to be used more broadly. The proposed OI zoning was consistent with the City's future land use plans.

Councilman Thomas asked if there would be future development in this area.

Mr. Smith explained further that the church had come in to discuss signage and due to the residential zoning they would be very limited in the size of their sign. Rezoning to OI created more opportunity for a larger and more visible sign.

Mayor Phillips recessed the regular meeting at 7:35 PM in order to convene the Public Hearing.

Mr. John Jackson, 108 Country Club Drive, stated he was concerned about the market value of his home due to changing the zoning. He felt it would have a negative effect, however, he did not have an issue with the Church getting a sign, but he preferred they do so in a different way. Another concern was if something happened to the church there would be OI zoning right behind his home. He asked for the item to be tabled until this could be discussed by Council in more detail. He also noted concern over the short length of time between the notification letter and the date of the Public Hearing. He felt it was not enough time.

Mr. Matthew Drake, Associate Pastor, 747 Radiant Drive, spoke on behalf of the church and said the intent behind the request was due to the fact their Church sign had been removed by the DOT in the expansion of Piney Green Road. Their purpose was to replace their sign that had been there for quite a long time. Due to current regulations a residential sign would not be sufficient in their opinion, thus they sought the rezoning. The

church has been there for over 30 years and they were looking to enhance and improve the look of the area.

Mayor Phillips asked Pastor Drake about the access to the property. Mr. Drake said there were two accesses from Piney Green Road.

Discussion was held. Mayor Phillips asked if it was Mr. Smith's opinion that this would be the correct zoning in this case. Mr. Smith said he felt it would be accurate as CAMA supported it and it had a historical status as a Church; however, with the widening of Piney Green Road, the City would probably see a recombination of some of the smaller parcels and more intense development along that corridor.

Mayor Pro-Tem Lazzara said he saw this area becoming a major thoroughfare and retail center in the future. He thought the land use should be observed to see how it would exist and coexist with residential parcels.

Mr. Woodruff stated when the CAMA land use was put together initially the property across the street from the subject property was owned by one individual but was in the process of being developed with multiple entities. Part of the concept plan had been a larger apartment complex, commercial mixed use was determined at that time to accommodate multiple family and/or commercial development. The commercial development was proceeding as 4 or 5 site plans had been received and reviewed for development along the Highway 17 frontage. The multiple family project was no longer viable and had been withdrawn by the developer.

Mr. Woodruff went on to say that area would be changing based upon the completion of Piney Green Road and the eventual extension of Commerce Road when it connected with the new development property.

Mayor Pro-Tem Lazzara said he did not want to prohibit the Church from having a sign but there needed to be an acceptable solution.

Councilman Bittner said changing the zoning seemed extreme and pointed out that if Commerce Road was ever extended, rezoning would make the property more expensive to acquire. He asked if there was some means to accommodate the Church without rezoning, such as granting a variance.

Councilman Willingham asked if the sign had been destroyed through no fault of the Church, would it be permissible to replace it under the existing zoning. Mr. Ryan King, Planning and Permitting Administrator, replied that residential zoning districts allowed signs

up to 32 square feet. (Monument style signs, 32 square feet) However, the church wanted to modernize the sign with an electronic message board at a much larger size than 32 square feet. The reason for the rezoning was to modernize the sign and go larger due to the commercial corridor.

Councilman Willingham asked again what provisions would there be for a sign to be replaced that was similar to the sign that had been there. Mr. King said DOT provided two options: If DOT elected to relocate a sign on site then it was allowed to be replaced, if DOT bought the sign for full value then the replacement had to meet current DOT standards. He also said signage had been done both ways up and down Piney Green Road with the road work that had been occurring.

A motion was made by Councilman Bittner, seconded by Mayor Pro-Tem Lazzara, and unanimously adopted to defer action and direct that staff provide alternatives at their next regular meeting scheduled for February 16, 2016 and to recess the public hearing and reconvene at that time.

## WORKSHEET FOR REZONING REQUESTS

Applicant: United Pentecostal Church of Jacksonville

Property Location: 140 Piney Green Road

Tax Map and Parcel ID: 345-1.1

Existing zoning designation: Residential Single family 7 (RSF-7)

Proposed zoning designation: Conditional Use - Office and Institutional (CU-OI)

Proposed Conditions: Religious Institutions and Daycare only

### REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

**A**

## **GRANTING THE REZONING REQUEST**

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

## **DENYING THE REZONING REQUEST**

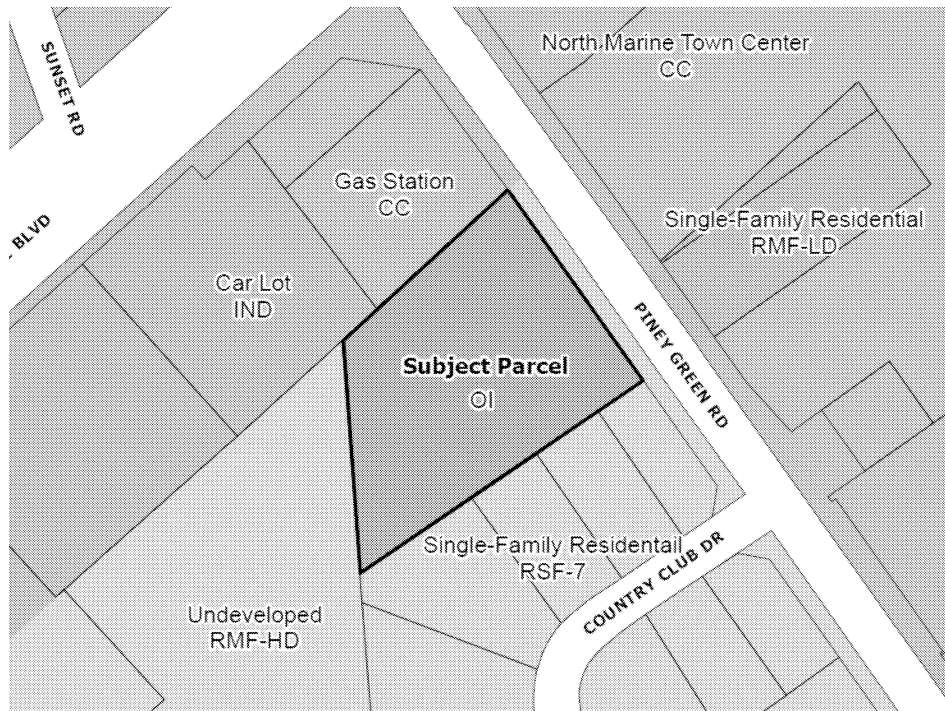
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

## ORDINANCE (2016-)

### AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcel to Conditional Use - Office and Institutional (CU-OI) as shown on the below map (3451.1).



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 16<sup>th</sup> day of February, 2016.

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Sammy Phillips  
Mayor

ATTEST:



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Carmen K. Miracle  
City Clerk

Attachment

**B**

## E. Residential Single-Family 7 (RSF-7) District

<div style="display: flex; justify-content: space-between; align-items: center;"><div style="width: 45%;"><h1>RSF-7</h1><h2>Residential Single-Family 7</h2></div><div style="width: 50%; background-color: black; color: white; padding: 5px;"><b>Dimensional Standards</b></div></div>		
<div><b>Purpose</b></div> <p>The RSF-7 district is established to accommodate primarily single-family detached residential development at medium densities on lots of 7,000 square feet. District regulations are intended to discourage any use that substantially interferes with the development of single-family dwellings or that is detrimental to the quiet residential nature of the district. The district accommodates complementary uses usually found in residential zoning districts such as parks, open space, schools, and minor utilities. Major utilities and religious institutions, are allowed subject to a Special Use Permit (see Section 2.3.D).</p>	Number of Dwelling Units per Single-Family Lot, max.	Single-family: 1 principal
	Lot Size, min. (square feet)	7,000
	Net Density, max. (units/acre)	6.22
	Lot Coverage, max. (% of lot area)	60
	Lot Width, min. (feet)	40
	Front Setback from ROW, min. (feet)	25
	Corner Side Setback, min. (feet)	15
	Side Setback, min. (feet)	7
	Rear Setback, min. (feet)	15
	Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
	Height, max. (feet)	35
RSF-7 Typical Building Form		
<div></div>		
RSF-7 Typical Lot Pattern		
<div></div>		

Attachment

C

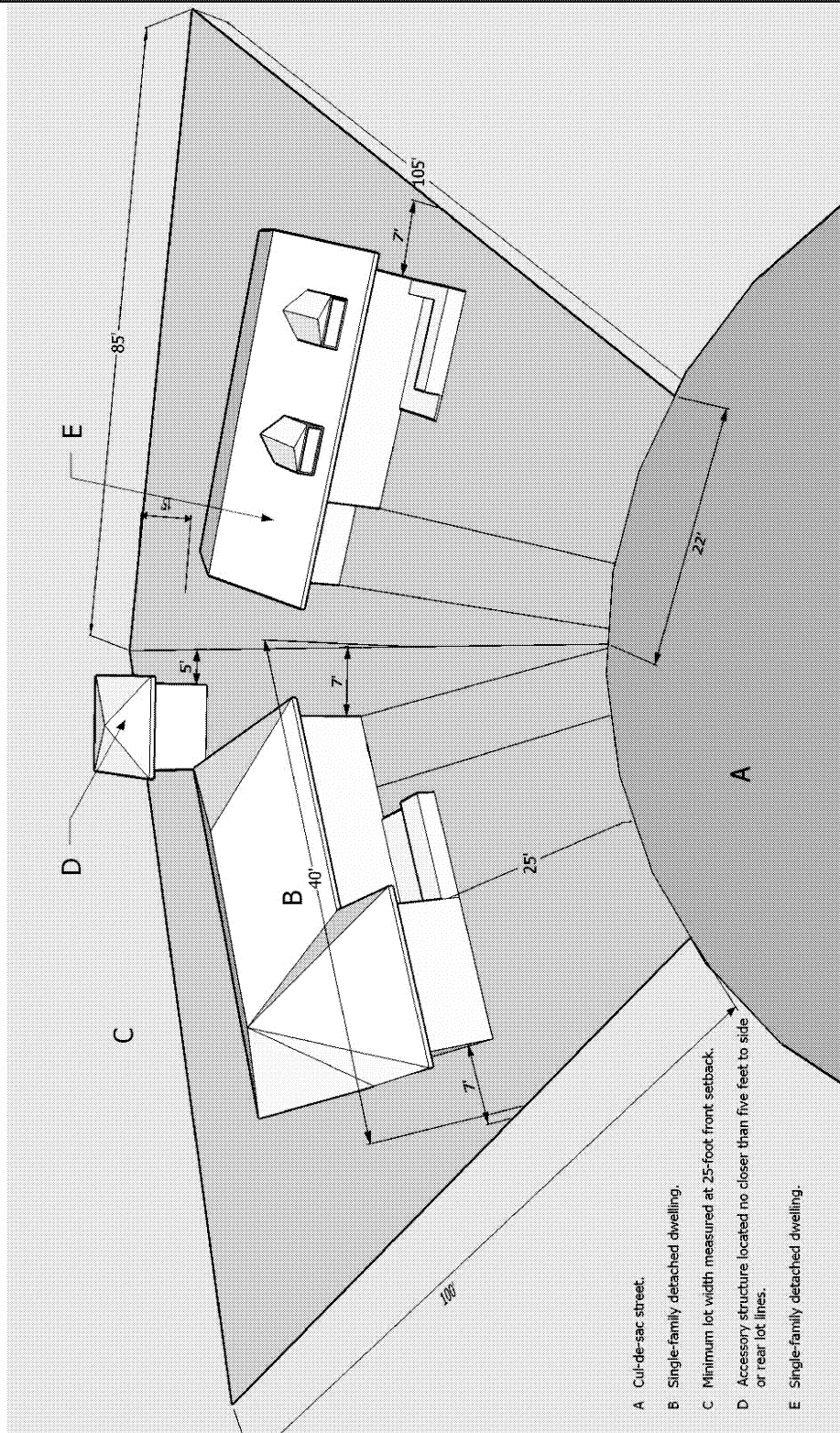


### Article 3: Zoning districts



#### SECTION 3.5: Residential Base Zoning Districts

##### Subsection E: Residential Single-Family 7 (RSF-7) District

### RSF-7 Typical Lot Configuration



## C. Office and Institutional (OI) District

<div style="text-align: center;"> <h1 style="margin: 0;">OI</h1> <h2 style="margin: 0;">Office and Institutional</h2> </div>	Dimensional Standards	
	Number of Dwelling Units per Lot, max.	N/A
	Lot Size per Unit, min. (square feet)	N/A
	Net Density, max. (units/acre)	N/A
Purpose	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	N/A
<p>The OI district is established and intended to accommodate a mix of low-intensity professional and business offices and institutions, subject to design and compatibility standards. The districts are generally near residential neighborhoods and often serve as a buffer or transition between residential neighborhoods and more intense business districts. Small-scale, low intensity retail uses intended to serve the development where located are allowed subject to a Special Use Permit (see Section 2.3.D).</p>	Front Setback , min. (feet)	25
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping standards
	Side Setback, min. (feet)	As required per landscaping standards
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10; 15 for buildings over 35 feet
	Height, max. (feet)	75
OI Typical Building Form		OI Typical Lot Pattern
		

Attachment

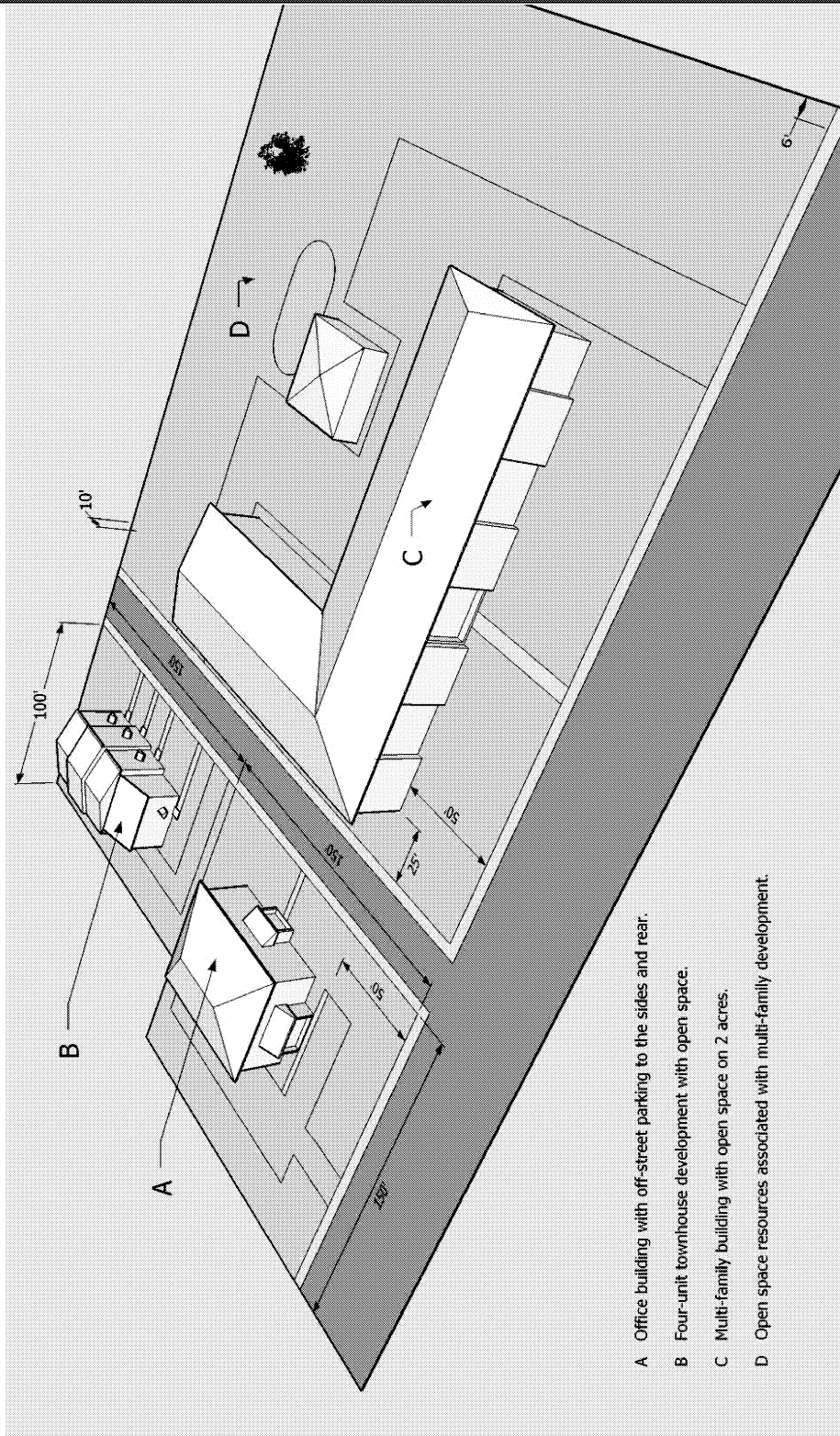
D

### Article 3: Zoning districts

#### SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

##### Subsection D: Neighborhood Commercial (NC) District

### OI Typical Lot Configuration



- A Office building with off-street parking to the sides and rear.
- B Four-unit townhouse development with open space.
- C Multi-family building with open space on 2 acres.
- D Open space resources associated with multi-family development.

# ARTICLE 4: USE STANDARDS

## SECTION 4.1: Use Table

### Subsection B: Use Table

## B. Use Table

Table 4.1.1: Use Table																		
P = Permitted Use				S = Special Use				MP = Allowed Subject to a PD Master Plan						NA = Prohibited				
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
AGRICULTURAL USES																		
Agriculture	Livestock	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Plant nursery	P	P	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	MP	MP	
Agricultural Support and Services	Horse stable	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	MP	NA	MP	A.1
RESIDENTIAL USES																		
Household Living	Dwelling, duplex	NA	NA	NA	NA	NA	P	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.a
	Dwelling, live/work	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	NA	NA	NA	NA	S	S	S	S	S	S	S	NA	NA	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.e
	Dwelling, multi-family*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	NA	NA	NA	P	P	NA	NA	MP	MP	MP	B.1.g
	Dwelling, townhouse	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, upper story	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	
Group Living	Mobile home park or subdivision	S	S	NA	NA	NA	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.i
	Family care home and Group home	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.a
	Rooming or boarding house	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.b
PUBLIC AND INSTITUTIONAL USES																		
Community Services	Community center*	S	S	S	S	S	S	S	P	S	S	P	P	NA	MP	MP	MP	
	Cultural facilities*	NA	NA	NA	NA	S	S	NA	P	P	S	P	NA	NA	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table																		
P = Permitted Use				S = Special Use				MP = Allowed Subject to a PD Master Plan				NA = Prohibited						
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	NA	NA	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, middle*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, high*	S	S	S	S	S	S	S	P	NA	P	P	P	NA	NA	MP	MP	
	Vocation or trade school*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	
Governmental Facilities	Government maintenance or distribution	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Offices*	NA	NA	NA	NA	NA	NA	S	P	P	P	S	P	P	MP	MP	MP	
	Post office	NA	NA	NA	NA	NA	NA	S	P	P	NA	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Drug/alcohol treatment facility	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	S	P	S	NA	MP	NA	
	Hospital*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	C.3.a
	Medical/dental clinic*	NA	NA	NA	NA	NA	NA	NA	P	P	S	P	P	NA	NA	MP	MP	
	Medical treatment facility*	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	NA	NA	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	NA	NA	S	P	P	P	S	P	P	NA	MP	MP	MP	
	Auditorium*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	P	P	S	NA	MP	NA	
	Halfway house	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	NA	NA	C.3.B
	Nursing home*	S	S	NA	NA	NA	NA	P	P	P	S	P	P	NA	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	NA	NA	NA	NA	NA	S	NA	S	P	NA	NA	MP	MP	NA	C.4.a

**ARTICLE 4: USE STANDARDS**

## SECTION 4.1: Use Table

## Subsection B: Use Table

**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

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Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
					A		A											
	Community dock, major	S	S	S	S	S	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Marina	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	NA	NA	NA	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	MP	MP	MP	
<b>Public Safety</b>	Correctional facility*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	NA	NA	NA	C.5.a
	Fire or EMS facility	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
<b>Transportation</b>	Airport	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Helicopter landing facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Passenger terminal*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	MP	MP	MP	
	Private landing strip	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
<b>Utilities</b>	Telecommunications antenna, collocation*	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6
	Telecommunications tower, freestanding*	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
<b>COMMERCIAL USES</b>																		
<b>Adult Establishments</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	D.1
<b>Animal Care</b>																		D.2
	Kennel, indoor or outdoor	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	P	P	MP	MP	MP	
	Veterinary clinic with outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	S	P	P	NA	MP	MP	
	Veterinary clinic without outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	P	P	P	NA	MP	MP	
<b>Billboards</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	D.3

**ARTICLE 4: USE STANDARDS**

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
<b>Eating Establishments</b>	Restaurant, with indoor or outdoor seating	NA	NA	NA	NA	NA	NA	S	S	P	NA	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	MP	MP	MP	D.4.b
	Specialty eating establishment, with or without drive-through service	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
<b>Offices</b>	Business, financial, professional services*	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	
<b>Parking</b>	Vehicular use area	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.5.a
	Parking structure	NA	NA	NA	NA	NA	NA	NA	P	P	S	S	P	P	MP	MP	MP	D.5.b
	Vehicle storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	NA	
<b>Personal Services Establishment</b>	Financial institution (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	S	MP	MP	MP	D.6.b
	Financial institution (with drive-through)	NA	NA	NA	NA	NA	NA	NA	S	S	NA	NA	P	P	NA	MP	MP	
	Funeral home	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	D.6.a
	Laundromat	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	S	NA	MP	MP	
	Repair establishment	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	P	NA	MP	MP	
	Tattoo parlor/piercing establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
	Personal services establishment	NA	NA	NA	NA	NA	NA	NA	S	P	NA	P	P	S	MP	MP	MP	
<b>Recreation and Entertainment</b>	Arcade	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	P	NA	NA	MP	MP	
	Arcade, Adult	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Arena, stadium, or coliseum*	S	S	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	D.7.a
	Athletic field or court*	P	P	P	P	P	P	P	P	NA	S	P	NA	NA	MP	MP	MP	D.7.c
	Golf course	P	P	P	P	P	P	P	NA	NA	S	S	S	NA	MP	MP	MP	

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### Subsection B: Use Table

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Indoor commercial recreation*	NA	NA	NA	NA	NA	NA	NA	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	NA	NA	NA	NA	NA	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Swimming pool	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.7.b
	Theatre, Indoor*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	S	S	NA	MP	MP	
	BilliardNApool hall (with alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	S	S	NA	MP	MP	
	BilliardNApool hall (without alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	P	P	P	NA	MP	MP	
	Convenience store (without gas sales)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.a
	Convenience store (with gas sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	MP	MP	MP	
	Drug store (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.b
	Drug store (with drive-through)	NA	NA	NA	NA	NA	NA	NA	P	S	NA	NA	P	P	NA	MP	MP	
	Flea market	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	MP	MP	
	Gasoline sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	D.8.c
	General	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	NA	MP	MP	
	Grocery store*	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	S	MP	MP	MP	
	Hookah lounge	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA	MP	MP	
	Liquor store	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	NA	MP	MP	
	Outdoor Sales (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Shopping center*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	MP	MP	
Self-Service Storage	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	D.9
Vehicles Sales and Services	Automotive sales or rentals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	D.10.d
	Automotive painting/body shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP		D.10.a
	Automotive	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.b



**ARTICLE 4: USE STANDARDS**

SECTION 4.1: Use Table

Subsection B: Use Table

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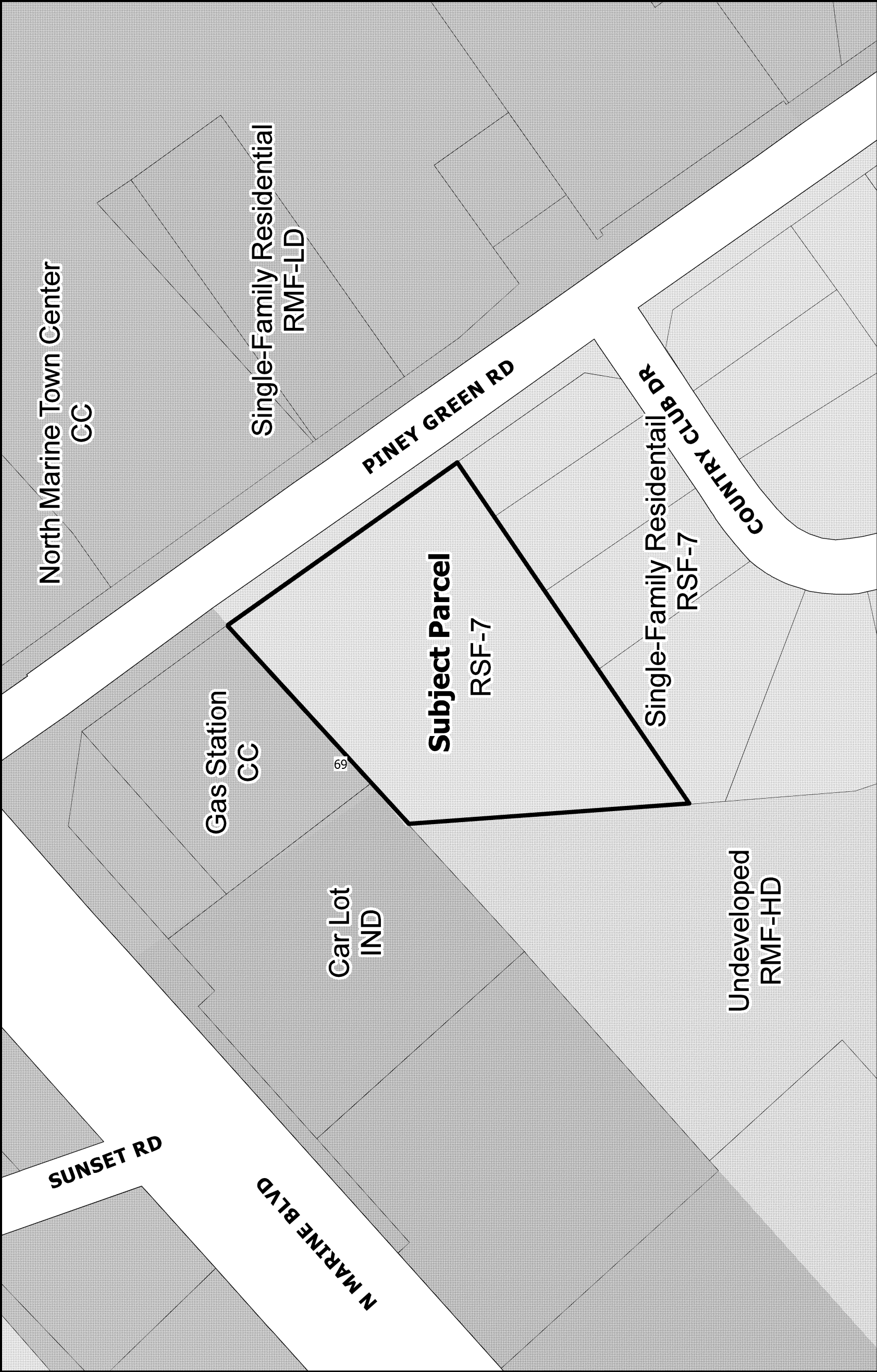
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	parts/installation				A		A		A		A							
	Automotive repair and servicing (without paintingNAbodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	NA	MP	NA	
	Boat repair and servicing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	
	Recreational vehicle rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Taxicab operation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
<b>Visitor Accommodations</b>	Bed & breakfast	NA	NA	NA	NA	S	P	P	P	P	P	P	P	NA	MP	MP	MP	110.a
	Hotel/motel*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	NA	NA	MP	MP	11.b
<b>INDUSTRIAL USES</b>																		
<b>Extractive Industry</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.1
<b>Industrial Services</b>	Building, heating, plumbing, or electrical contractor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Concrete / asphalt plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Electric motor repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	E.2.a
	Fuel oil/bottled gas distributor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Flex space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Heavy equipment sales, rental, or storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Heavy equipment servicing and repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.b
	Laundry, dry cleaning, and carpet cleaning plants	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.c
	Machine shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Repair of scientific or professional	NA	NA	NA	NA	NA	NA	NA	S	S	NA	S	P	P	NA	MP	MP	

**ARTICLE 4: USE STANDARDS**  
**SECTION 4.2: USE-SPECIFIC STANDARDS**  
 Subsection B: Use Table

<b>Table 4.1.1: Use Table</b> P = Permitted Use      S = Special Use      MP = Allowed Subject to a PD Master Plan      NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2:
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	instruments																	
	Research and development	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	
	Tool repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
<b>Manu- facturing and Production</b>	Manufacturing, heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	E.3.a
	Manufacturing, light	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
<b>Warehouse and Freight Movement</b>	Cold storage plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Outdoor storage (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.4.a
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b
	Truck or freight terminal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (distribution)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (storage)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	
<b>Waste- Related Services</b>	Incinerator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Land application of wastes	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, construction debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	NA	E.5.b
	Landfill, land clearing and inert debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, sanitary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.c
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d
	Recycling drop-off center	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f
	Tire disposal or recycling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Waste composting	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
<b>Wholesale Sales</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.6

\*Subject to Flight Path Overlay (See Section 3.9.F)

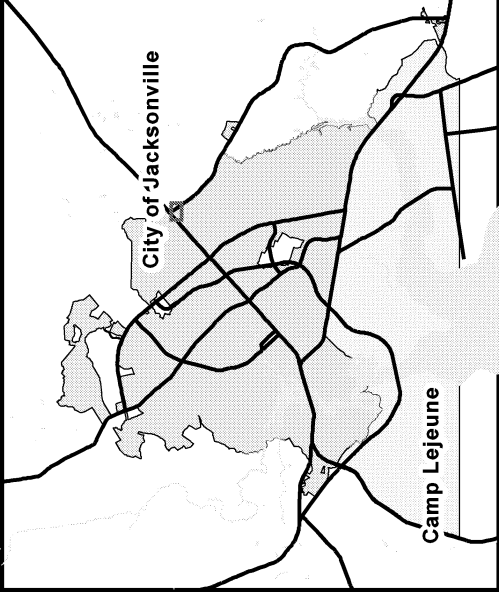
# 140 Piney Green Road



Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.



1 inch = 110 feet



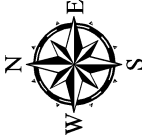
Attachment

F

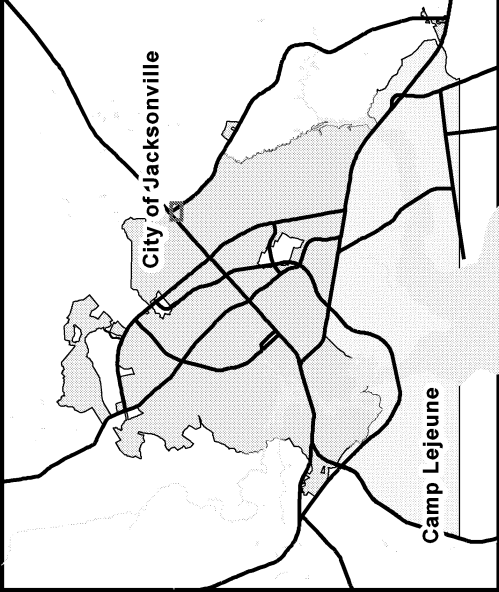
# 140 Piney Green



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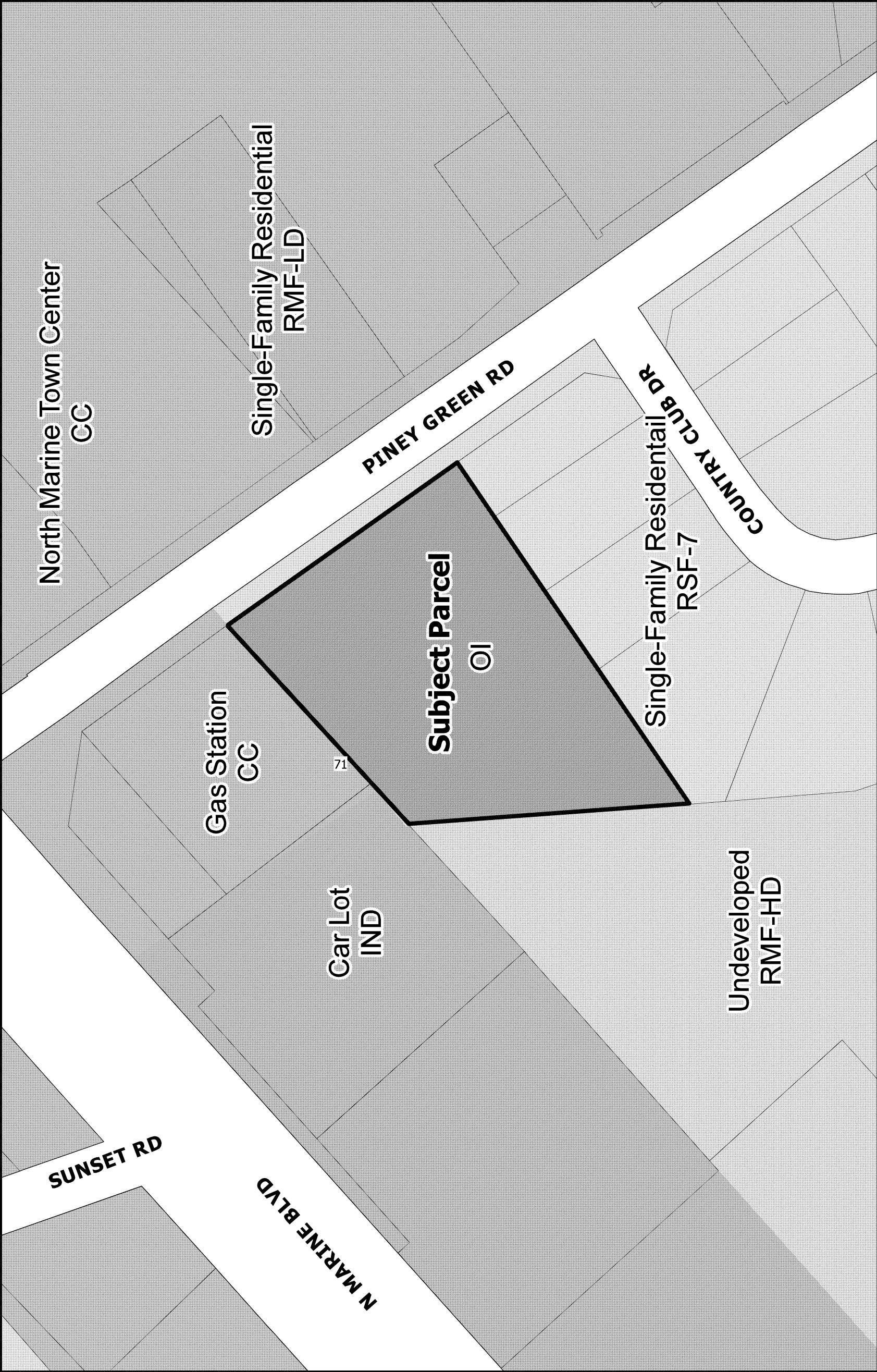


Attachment

G



# 140 Piney Green Road



North Marine Town Center  
CC

Single-Family Residential  
RMF-LD

Gas Station  
CC

Car Lot  
IND

Subject Parcel  
OI

PINEY GREEN RD

Single-Family Residentail  
RSF-7

Undeveloped  
RMF-HD

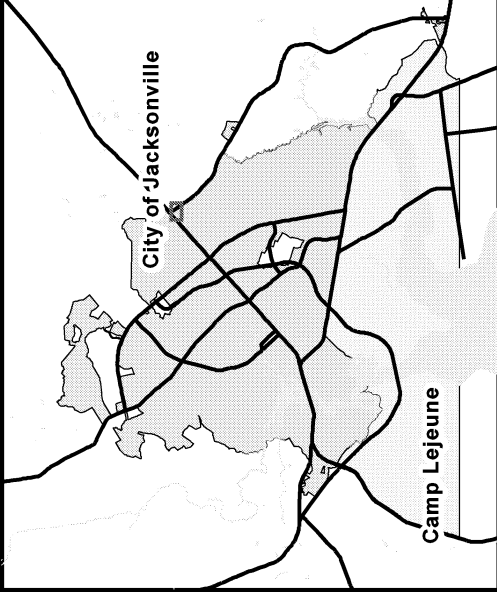
Attachment

H

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1 inch = 110 feet





# Request for City Council Action

Agenda Item:	<b>8</b>
Date:	2/16/2016

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**Subject:** Public Hearing (*Legislative*) Map Amendment – Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard

**Department:** Development Services

**Presented by:** Jeremy B. Smith, Senior Planner

**Public Hearing:** Yes

---

## Issue Statement

City Staff has initiated a rezoning request for 31 parcels of land along Western Boulevard and Lejeune Boulevard totaling approximately 21 acres. Staff is requesting the parcels currently zoned Industrial (IND) be rezoned to Corridor Commercial (CC).

## Financial Impact

None

## Action Needed

Open Public Hearing

Consideration of the Proposed Request

## Recommendation

Planning Advisory Board and City Staff recommend that Council approve the rezoning request based on Findings of Facts B thru J being found in the affirmative, direct staff to update the CAMA Plan for the parcels along Lejeune Boulevard in order to make Finding of Fact A to also be found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development.

Approved: ☒ City Manager ☐ City Attorney

## Exhibits:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Portion of Article 3 of the UDO – IND District
- D Portion of Article 3 of the UDO – CC District
- E UDO use table
- F Existing Zoning Map
- G Existing CAMA Future Land Use Map
- H Proposed Zoning Map



# Staff Report

Agenda Item:	<b>8</b>
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Public Hearing (*Legislative*) Map Amendment – Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard

## **Introduction**

City Staff has initiated a rezoning request for 31 parcels of land along Western Boulevard and Lejeune Boulevard totaling approximately 21 acres. The request would change the zoning on 31 parcels currently zoned Industrial (IND) to Corridor Commercial (CC). The 17 parcels along Western Boulevard would be consistent with the City's future land use plans. The other 14 parcels along Lejeune Boulevard will be consistent if staff is directed to update the CAMA Land Use Plan during our next annual update.

Since July 2014, staff has been analyzing zoning changes that may need to occur due to land use patterns of areas, uses identified in the Use Table within the Unified Development Ordinance (UDO), and subsequent development requirements found within the UDO (adopted April 2014). This specific area, the first of several rezoning's that staff intends to potentially bring forward for consideration would eliminate non-conformities (Liberty Inn Hotel, 2 shopping centers including Brynn Marr Plaza), eliminate Industrial zoning adjacent to two major corridors, and place the properties in the zoning classification that suits the current uses and the future uses we would expect to see along these corridors.

## **Procedural History**

- On January 13, 2016 City Staff initiated a rezoning request.
- On February 8, 2016 the Planning Advisory Board recommend approval of the request
- On February 16, 2016 City Council will conduct a public hearing and consider the rezoning request.

## **Stakeholders**

- Property owners of the 31 subject parcels
- Surrounding property owners – In accordance with General Statutes, property owners within 100 feet of the area proposed for rezoning were notified via first class mail.

## **Transportation Assessment**

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development/redevelopment proposal if/when one is submitted.

## **Zoning Assessment**

The parcels proposed for rezoning are located on Western and Lejeune Boulevards and are currently used for a variety of land uses which include, but are not limited to retail, automotive service and repair, hotel, and restaurants. The parcels are bordered to the North across Brynn Marr Road by property zoned Corridor Commercial (CC) and used for various service and retail related uses; property to the South across Lejeune Boulevard are located on Camp Lejeune; parcels to the west are zoned Industrial (IND) and used for various construction and service related uses; and parcels to the east across Western Boulevard are zoned Corridor Commercial (CC) and used for various service and retail related uses.

## **Flight Path Overlay District Assessment**

None of the parcels identified within the rezoning request are found within the Flight Path Overlay District (FPOD).

## **Use Assessment**

Anytime a rezoning occurs, new uses will be allowed and some old uses will no longer be allowed. Staff has identified the following uses that are currently permitted within the Industrial (IND) zoning district, and will become special uses if the rezoning to Corridor Commercial is approved: Halfway house, homeless shelters, telecommunication tower (freestanding), adult arcade, self-service storage, automotive painting/body shop, automotive wrecker service, truck and trailer rental/sales, contractor (building, heating, plumbing and electrical), heavy equipment (sales, rental, storage, servicing, repair), machine shop, light manufacturing, cold storage plant, outdoor storage (principal use), truck or freight terminal, warehouse (distribution), and recycling and salvage center.

The following uses are currently permitted within the Industrial (IND) zoning district and will no longer be allowed if the rezoning to Corridor Commercial is approved; Boat repair and servicing, concrete/asphalt plant, fuel oil/bottled gas distribution, and heavy manufacturing.

In addition to the aforementioned changes, 16 new uses will be allowed. These uses included but are not limited to: shopping center, hotel/motel, indoor theatre, and nursing home.



## **Map Amendment Standards**

Amending the official zoning map (rezoning) is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

**Evaluation:**

The CAMA Future Land Use Plan identifies the 17 subject parcels along Western Boulevard as Regional Commercial (RC). The properties to the North, West, and those properties East across Western Boulevard are also designated Regional Commercial (RC). The CAMA Future Land Use identifies the 14 parcels along Lejeune Boulevard as Office (O). Regional Commercial is intended for services, large-scale retail and wholesaling activities that serve the entire community and the region. RC areas should have access to a major thoroughfare. Staff believes the rezoning request is reasonable given the future land use designation. The request aligns the zoning of the 17 parcels with the CAMA recommendations, but the rezoning of the remaining 14 is not consistent with the CAMA Future Lane Use Plan. However if Council directs Staff to update the Future Land Use Plan, the total request will be consistent with the CAMA Future Lane Use Plan

- B. Whether and the extent to which there are changed conditions that require an amendment;*

**Evaluation:**

The proposed Corridor Commercial (CC) zoning district is less intense than the current Industrial (IND) zoning. The historical development and use for these 31 properties is consistent with uses found in the Corridor Commercial (CC) zoning district, and the type of development identified in the CAMA Land Use Plan for this area of the City.

- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;*

**Evaluation:**

Several existing uses in this identified area are currently nonconforming with the Industrial (IND) zoning designation, rezoning to Corridor Commercial (CC) would make them conforming uses.

- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

Evaluation:

Portions of Article 3 Corridor Commercial (CC) & Industrial (IND) of the Unified Development Ordinance can be found in Attachments C & D. Rezoning the subject properties to Corridor Commercial (CC) will allow some uses that are currently not allowed within the Industrial (IND) zoning, and at the same time make some uses not allowed. The all of neighboring properties located on Western Boulevard and Lejeune Boulevard are zoned Corridor Commercial (CC). If the subject parcels were to be rezoned, current and future uses would be consistent with those on surrounding properties.

- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;*

Evaluation:

The properties have surrounding commercial and industrial zoning. Western Boulevard and Lejeune Boulevard are two of the most heavily traveled roads in the City showing support for commercial uses. The subject parcels have access to Western Boulevard and/or Lejeune Boulevard. This logically fits commercial zoning. The requested Corridor Commercial (CC) district has a broad list of permitted uses some, however, more restrictive in most regards then the Industrial (IND) district. For commercial development to be orderly and logical it should be in scale and consistent to adjacent commercial properties. Current development in this area is of a commercial nature consistent with the CC district zoning.

- F. Whether and the extent to which the proposed amendment would encourage premature development;*

Evaluation:

Infrastructure including water, sewer and an adequate street network are available at the site. Multiple developments already exist in close proximity to the site. At the time of staff report preparation, nothing indicated development would be premature as these properties are already developed.

- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;*

Evaluation:

Strip or ribbon development could occur on the subject parcels due to depth and width of the subject parcels; however this could occur with either zoning designation of Corridor Commercial (CC) and Industrial (IND). With the requirements currently found in the City's Unified Development as they related to driveway spacing and connectively, future redeveloped of these parcels would restrict or prohibit strip development.

- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;*

**Evaluation:**

The parcels proposed for rezoning are located on Western and Lejeune Boulevards and are currently used for a variety of lands uses which include, but are not limited to retail, automotive service and repair, hotel, and restaurants. The parcels are bordered to the North across Brynn Marr Road by property zoned Corridor Commercial (CC) and used for various service and retail related uses; property to the South across Lejeune Boulevard are located on Camp Lejeune; parcels to the west are zoned Industrial (IND) and used for various construction and service related uses; and parcels to the east across Western Boulevard are zoned Corridor Commercial (CC) and used for various service and retail related uses. Current development in this area is of a commercial nature consistent with the CC district zoning

- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and*

**Evaluation:**

Based on conversations with the County Tax Assessors no evidence has been presented to suggest the rezoning would affect the property values of the surrounding land.

- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**Evaluation:**

At the time of staff report preparation there was no evidence to suggest the rezoning would adversely impact the natural environment. Stormwater management could be required with any redevelopment proposal.

### **Public Hearing Notification**

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels have been notified of the proposed rezoning. In addition, Public Hearing Notifications were posted on the property and in the Jacksonville Daily News advertising the public hearing.

## **Options**

### Approve the Rezoning: **RECOMMENDED**

- Pros: Approval of the rezoning request would make several uses that are now nonconforming conforming. Additionally, 16 uses would now be allowed.
- Cons: Four (4) industrial uses will no longer be permitted. As proposed the rezoning is inconsistent with the Future CAMA Land Use Plan but direction to amend the Plan would eliminate this inconsistency.

### Deny the Rezoning Request.

- Pros: As proposed, the rezoning is inconsistent with the Future CAMA Land Use Plan.
- Cons: Would keep several uses nonconforming within the current zoning district. Could allow Industrial uses to develop along these business corridors.

### Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information City Council would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: None

\*If denied, a new application cannot be resubmitted within one year unless approval is granted under the procedures set forth in Article 2.2 Common Review Procedures Subsection U. Waiver of Time Limit of the City of Jacksonville Unified Development Ordinance.



# Draft Planning Board Minutes – February 8, 2016

Agenda Item:	<b>8</b>
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## Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard

City Staff has initiated a rezoning request for 31 parcels of land along Western Boulevard and Lejeune Boulevard totaling 21 acres (approximate). The request would change 31 parcels currently zoned Industrial (IND) to Corridor Commercial (CC). The 17 parcels along Western Boulevard would be consistent with the City's future land use plans. The other 14 parcels along Lejeune Boulevard will be consistent if staff is directed to update the CAMA Land Use Plan along with this request and would be done along with our annual updates.

Since July 2014, staff has been analyzing zoning changes that may need to occur due to land use patterns of areas, uses identified in the Use Table within the Unified Development Ordinance (UDO), and subsequent development requirements found within the UDO (adopted April 2014). This specific area, the first of several rezoning's that staff intends to potentially bring forward for consideration would eliminate non-conformities (Liberty Inn Hotel, 2 shopping centers including Brynn Marr Plaza), eliminate Industrial zoning adjacent to two major corridors, and place the properties in the zoning classification that suits the current uses and the future uses we would expect to see along these corridors.

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

The parcels proposed for rezoning are located on Western and Lejeune Boulevards and are currently used for a variety of lands uses which include, but are not limited to retail, automotive service and repair, hotel, and restaurants. The parcels are bordered to the North across Brynn Marr Road by property zoned Corridor Commercial (CC) and used for various service and retail related uses; property to the South across Lejeune Boulevard are located on Camp Lejeune; parcels to the west are zoned Industrial (IND) and used for various construction and service related uses; and parcels to the east across Western Boulevard are zoned Corridor Commercial (CC) and used for various service and retail related uses. None of the parcels identified within the rezoning request are found within the Flight Path Overlay District (FPOD).

Anytime a rezoning occurs, new uses will be allowed and some old uses will no longer be allowed. Staff has identified the following uses that are currently permitted within the Industrial (IND) zoning district, and will become special uses if the rezoning to Corridor

Commercial is approved: Halfway house, homeless shelters, telecommunication tower (freestanding), adult arcade, self-service storage, automotive painting/body shop, automotive wrecker service, truck and trailer rental/sales, contractor (building, heating, plumbing and electrical), heavy equipment (sales, rental, storage, servicing, repair), machine shop, light manufacturing, cold storage plant, outdoor storage (principal use), truck or freight terminal, warehouse (distribution), and recycling and salvage center. The following uses are currently permitted within the Industrial (IND) zoning district and will no longer be allowed if the rezoning to Corridor Commercial is approved; Boat repair and servicing, concrete/asphalt plant, fuel oil/bottled gas distribution, and heavy manufacturing.

In addition to the aforementioned changes, 16 new uses will be allowed. These uses included but are not limited to: shopping center, hotel/motel, indoor theatre, and nursing home. In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels have been notified of the proposed rezoning.

In addition, Public Hearing Notifications were posted on the property and in the Jacksonville Daily News advertising the public hearing.

Staff recommends the Planning Advisory Board recommend approval the rezoning request based on Findings of Facts B thru J being found in the affirmative and direct staff to update the CAMA Plan for those parcels along Lejeune Boulevard in order to make the rezoning consistent with Finding of Fact A being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development.

**Theresa VanderVere moved to approve the rezoning request based on Findings of Facts B thru J being found in the affirmative and direct staff to update the CAMA Plan for those parcels along Lejeune Boulevard in order to make the rezoning consistent with Finding of Fact A being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development. Doug Lesan seconded the motion.**

**The motion to approve the rezoning request based on Findings of Facts B thru J being found in the affirmative and direct staff to update the CAMA Plan for those parcels along Lejeune Boulevard in order to make the rezoning consistent with Finding of Fact A being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development was unanimously approved by the Board Members present.**

## WORKSHEET FOR REZONING REQUESTS

Applicant: City of Jacksonville

Property Location: Western Boulevard and Lejeune Boulevard

Tax Map and Parcel ID: 347A-26, 374A-27.9, 347C-42, 347C-43, 347C-69, 347C-70, 347C-72, 347C-73, 347C-74, 347C-75, 347C-76, 347C-77, 347C-77.1, 347C-78, 352B-46, 352B-1, 352B-47, 352B-48, 352B-51, 352B-55, 352B-56, 352B-57, 352B-58, 352B-59, 352B-60, 352B-61, 352B-62, 352B-63, 352B-64, 352B-65, 352B-66

Existing zoning designation: Industrial (IND)

Proposed zoning designation: Corridor Commercial (CC)

Proposed Conditions: None

### REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

**A**

## **GRANTING THE REZONING REQUEST**

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

## **DENYING THE REZONING REQUEST**

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.



ORDINANCE (2016-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Corridor Commercial (CC) as shown on the below map (347A-26, 374A-27.9, 347C-42, 347C-43, 347C-69, 347C-70, 347C-72, 347C-73, 347C-74, 347C-75, 347C-76, 347C-77, 347C-77.1, 347C-78, 352B-46, 352B-.1, 352B-47, 352B-48, 352B-51, 352B-55, 352B-56, 352B-57, 352B-58, 352B-59, 352B-60, 352B-61, 352B-62, 352B-63, 352B-64, 352B-65, 352B-66).



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 16<sup>th</sup> day of February, 2016.

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Sammy Phillips  
Mayor

ATTEST:

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Carmen K. Miracle  
City Clerk

Attachment


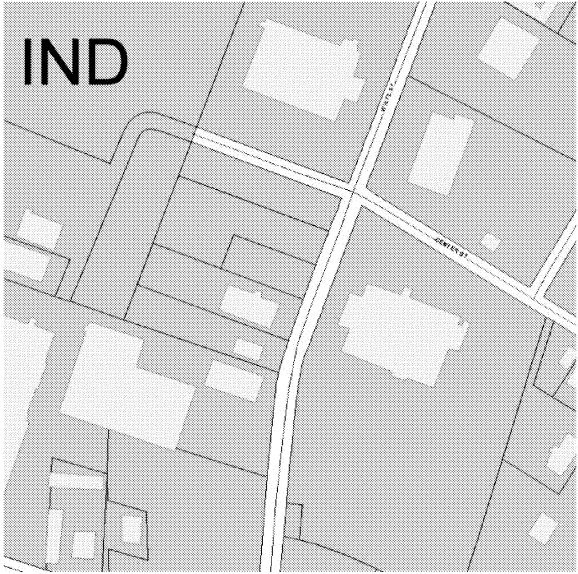
**B**

**Article 3: Zoning districts****SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection G: Industrial (IND) District****G. Industrial (IND) District**

<b>IND Industrial</b>	<b>Dimensional Standards</b>	
	Lot Size, min. (square feet)	N/A
<b>Purpose</b>  The Industrial (IND) district is established and intended to accommodate both heavy and light manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses at both large- and small-scales. The district is subject to standards intended to minimize potential nuisances or damage to the environment and adverse impacts on surrounding uses. Supporting office and limited retail uses may be permitted, but residential uses are prohibited, except as accessory uses. Heavier industrial uses with more substantial impact on adjacent uses shall require approval of a Special Use Permit (see Section 2.3.D).	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	35
	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	10 feet; 35 feet from residential or as required per landscaping, whichever is greater
	Side Setback, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Height, max. (feet)	75

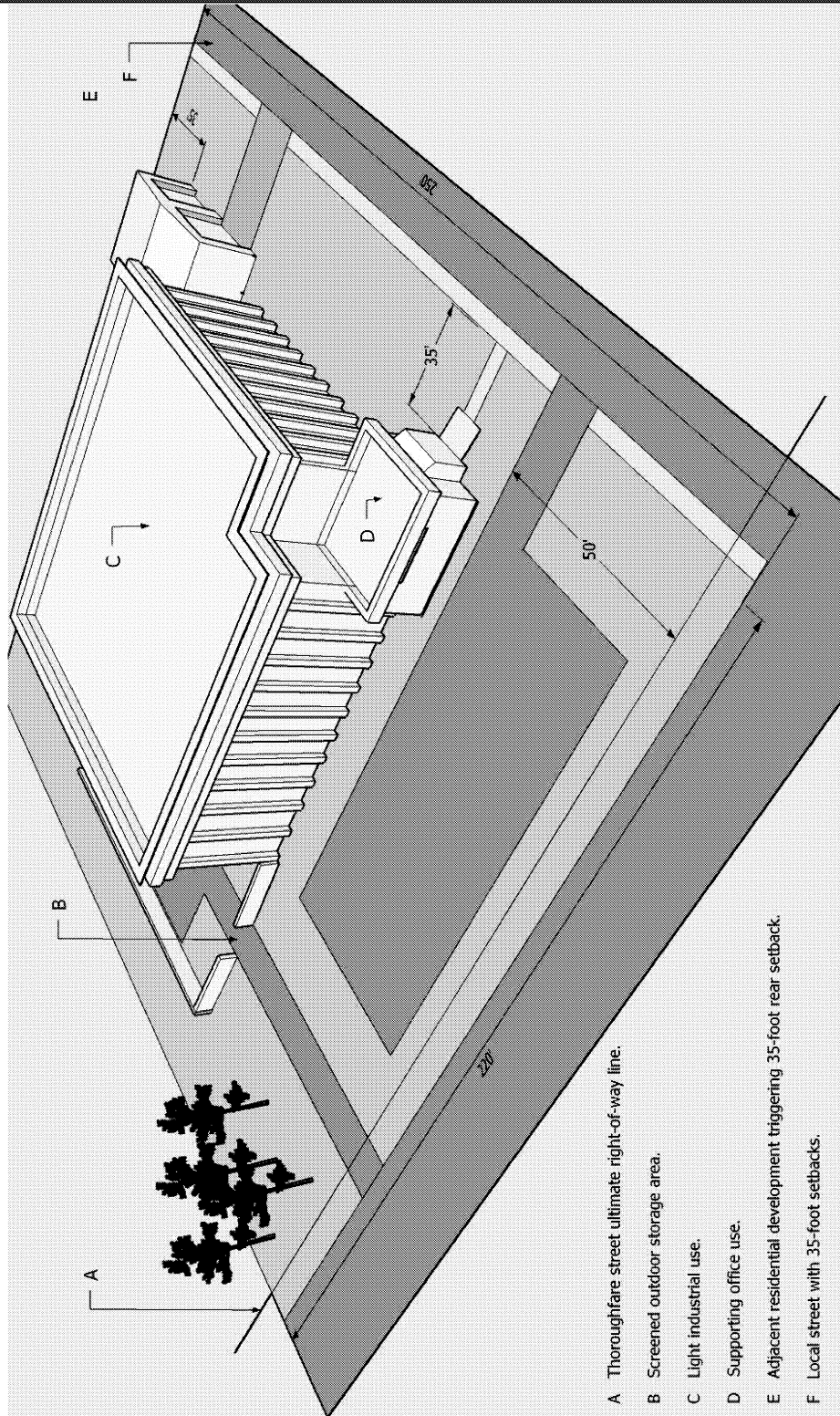
Attachment

**C**

IND Typical Lot Pattern	IND Typical Building Form
	

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts  
Subsection G: Industrial (IND) District

## IND Typical Lot Configuration



- A Thoroughfare street ultimate right-of-way line.
- B Screened outdoor storage area.
- C Light industrial use.
- D Supporting office use.
- E Adjacent residential development triggering 35-foot rear setback.
- F Local street with 35-foot setbacks.

## F. Corridor Commercial (CC) District

<div style="text-align: center;"> <h1 style="margin: 0;">CC</h1> <h2 style="margin: 0;">Corridor Commercial</h2> </div>	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
<b>Purpose</b>  <p>The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.</p>	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	25
	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping(prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Residential uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.3 Open Space Set-Aside).		



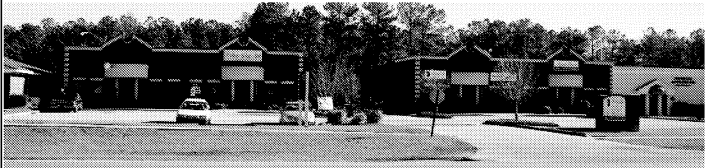
Attachment

D

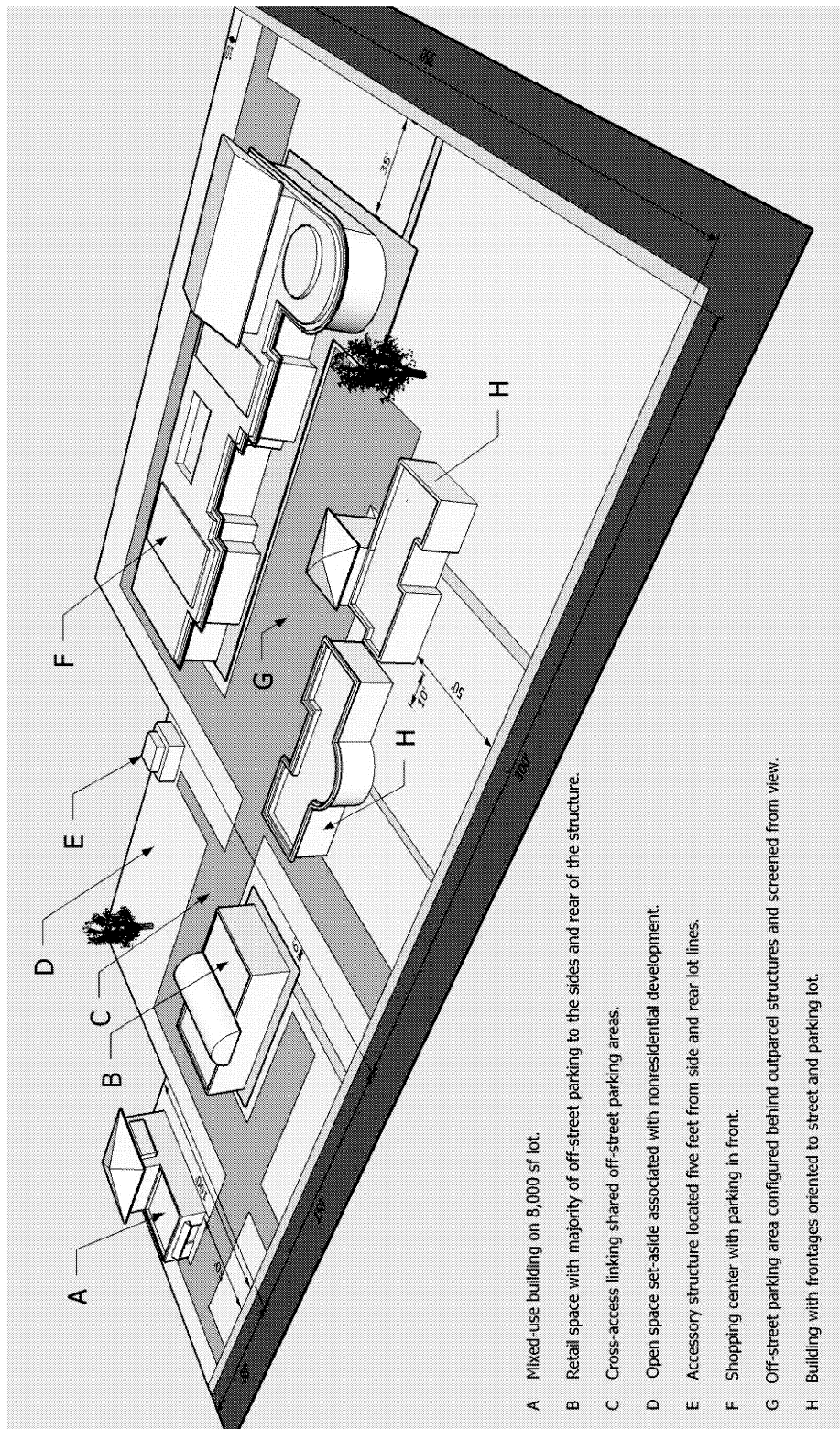
# Article 3: Zoning districts

## SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

### Subsection F: Corridor Commercial (CC) District

CC Typical Building Form	CC Typical Lot Pattern
	
	

## CC Typical Lot Configuration



- A Mixed-use building on 8,000 sf lot.
- B Retail space with majority of off-street parking to the sides and rear of the structure.
- C Cross-access linking shared off-street parking areas.
- D Open space set-aside associated with nonresidential development.
- E Accessory structure located five feet from side and rear lot lines.
- F Shopping center with parking in front.
- G Off-street parking area configured behind outparcel structures and screened from view.
- H Building with frontages oriented to street and parking lot.

# ARTICLE 4: USE STANDARDS

## SECTION 4.1: Use Table

### Subsection B: Use Table

## B. Use Table

**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
AGRICULTURAL USES																		
Agriculture	Livestock	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Plant nursery	P	P	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	MP	MP	
Agricultural Support and Services	Horse stable	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	MP	NA	MP	A.1	
RESIDENTIAL USES																		
Household Living	Dwelling, duplex	NA	NA	NA	NA	NA	P	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.a
	Dwelling, live/work	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	NA	NA	NA	NA	S	S	S	S	S	S	S	NA	NA	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.e
	Dwelling, multi-family*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	NA	NA	NA	P	P	NA	NA	MP	MP	MP	B.1.g
	Dwelling, townhouse	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, upper story	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	
	Mobile home park or subdivision	S	S	NA	NA	NA	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.i
Group Living	Family care home and Group home	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.a
	Rooming or boarding house	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.b
PUBLIC AND INSTITUTIONAL USES																		
Community Services	Community center*	S	S	S	S	S	S	S	P	S	S	P	P	NA	MP	MP	MP	
	Cultural facilities*	NA	NA	NA	NA	S	S	NA	P	P	S	P	NA	NA	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	



ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table																		
P = Permitted Use				S = Special Use				MP = Allowed Subject to a PD Master Plan				NA = Prohibited						
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	NA	NA	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, middle*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, high*	S	S	S	S	S	S	S	P	NA	P	P	P	NA	NA	MP	MP	
	Vocation or trade school*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	
Governmental Facilities	Government maintenance or distribution	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Offices*	NA	NA	NA	NA	NA	NA	S	P	P	P	S	P	P	MP	MP	MP	
	Post office	NA	NA	NA	NA	NA	NA	S	P	P	NA	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Drug/alcohol treatment facility	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	S	P	S	NA	MP	NA	
	Hospital*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	C.3.a
	Medical/dental clinic*	NA	NA	NA	NA	NA	NA	NA	P	P	S	P	P	NA	NA	MP	MP	
	Medical treatment facility*	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	NA	NA	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	NA	NA	S	P	P	P	S	P	P	NA	MP	MP	MP	
	Auditorium*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	P	P	S	NA	MP	NA	
	Halfway house	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	NA	NA	C.3.B
	Nursing home*	S	S	NA	NA	NA	NA	P	P	P	S	P	P	NA	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	NA	NA	NA	NA	NA	S	NA	S	P	NA	NA	MP	MP	NA	C.4.a

**ARTICLE 4: USE STANDARDS**

## SECTION 4.1: Use Table

## Subsection B: Use Table

**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
					A		A											
	Community dock, major	S	S	S	S	S	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Marina	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	NA	NA	NA	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	MP	MP	MP	
<b>Public Safety</b>	Correctional facility*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	NA	NA	NA	C.5.a
	Fire or EMS facility	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
<b>Transportation</b>	Airport	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Helicopter landing facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Passenger terminal*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	MP	MP	MP	
	Private landing strip	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
<b>Utilities</b>	Telecommunications antenna, collocation*	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6
	Telecommunications tower, freestanding*	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
<b>COMMERCIAL USES</b>																		
<b>Adult Establishments</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	D.1
<b>Animal Care</b>																		D.2
	Kennel, indoor or outdoor	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	P	P	MP	MP	MP	
	Veterinary clinic with outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	S	P	P	NA	MP	MP	
	Veterinary clinic without outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	P	P	P	NA	MP	MP	
<b>Billboards</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	D.3

**ARTICLE 4: USE STANDARDS**

SECTION 4.1: Use Table

Subsection B: Use Table

**Table 4.1.1: Use Table**

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Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
<b>Eating Establishments</b>	Restaurant, with indoor or outdoor seating	NA	NA	NA	NA	NA	NA	S	S	P	NA	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	MP	MP	MP	D.4.b
	Specialty eating establishment, with or without drive-through service	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
<b>Offices</b>	Business, financial, professional services*	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	
<b>Parking</b>	Vehicular use area	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.5.a
	Parking structure	NA	NA	NA	NA	NA	NA	NA	P	P	S	S	P	P	MP	MP	MP	D.5.b
	Vehicle storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	NA	
<b>Personal Services Establishment</b>	Financial institution (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	S	MP	MP	MP	D.6.b
	Financial institution (with drive-through)	NA	NA	NA	NA	NA	NA	NA	S	S	NA	NA	P	P	NA	MP	MP	
	Funeral home	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	D.6.a
	Laundromat	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	S	NA	MP	MP	
	Repair establishment	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	P	NA	MP	MP	
	Tattoo parlor/piercing establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
	Personal services establishment	NA	NA	NA	NA	NA	NA	NA	S	P	NA	P	P	S	MP	MP	MP	
<b>Recreation and Entertainment</b>	Arcade	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	P	NA	NA	MP	MP	
	Arcade, Adult	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Arena, stadium, or coliseum*	S	S	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	D.7.a
	Athletic field or court*	P	P	P	P	P	P	P	P	NA	S	P	NA	NA	MP	MP	MP	D.7.c
	Golf course	P	P	P	P	P	P	P	NA	NA	S	S	S	NA	MP	MP	MP	

# ARTICLE 4: USE STANDARDS

## SECTION 4.1: Use Table

### Subsection B: Use Table

Table 4.1.1: Use Table																		
P = Permitted Use				S = Special Use				MP = Allowed Subject to a PD Master Plan				NA = Prohibited						
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Indoor commercial recreation*	NA	NA	NA	NA	NA	NA	NA	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	NA	NA	NA	NA	NA	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Swimming pool	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.7.b
	Theatre, Indoor*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	S	S	NA	MP	MP	
	BilliardNApool hall (with alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	S	S	NA	MP	MP	
	BilliardNApool hall (without alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	P	P	P	NA	MP	MP	
	Convenience store (without gas sales)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.a
	Convenience store (with gas sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	MP	MP	MP	
	Drug store (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.b
	Drug store (with drive-through)	NA	NA	NA	NA	NA	NA	NA	P	S	NA	NA	P	P	NA	MP	MP	
	Flea market	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	MP	MP	
	Gasoline sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	D.8.c
	General	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	NA	MP	MP	
	Grocery store*	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	S	MP	MP	MP	
	Hookah lounge	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA	MP	MP	
	Liquor store	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	NA	MP	MP	
	Outdoor Sales (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Shopping center*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	MP	MP	
	Self-Service Storage	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	D.9
Vehicles Sales and Services	Automotive sales or rentals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	D.10.d	
	Automotive painting/body shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP		D.10.a	
	Automotive	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.b

**ARTICLE 4: USE STANDARDS**

SECTION 4.1: Use Table

Subsection B: Use Table

**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	parts/installation				A		A		A		A							
	Automotive repair and servicing (without paintingNAbodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	NA	MP	NA	
	Boat repair and servicing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	
	Recreational vehicle rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Taxicab operation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
<b>Visitor Accommodations</b>	Bed & breakfast	NA	NA	NA	NA	S	P	P	P	P	P	P	P	NA	MP	MP	MP	110.a
	Hotel/motel*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	NA	NA	MP	MP	11.b
<b>INDUSTRIAL USES</b>																		
<b>Extractive Industry</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.1
<b>Industrial Services</b>	Building, heating, plumbing, or electrical contractor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Concrete / asphalt plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Electric motor repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	E.2.a
	Fuel oil/bottled gas distributor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Flex space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Heavy equipment sales, rental, or storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Heavy equipment servicing and repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.b
	Laundry, dry cleaning, and carpet cleaning plants	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.c
	Machine shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Repair of scientific or professional	NA	NA	NA	NA	NA	NA	NA	S	S	NA	S	P	P	NA	MP	MP	

**ARTICLE 4: USE STANDARDS**  
**SECTION 4.2: USE-SPECIFIC STANDARDS**  
 Subsection B: Use Table

**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

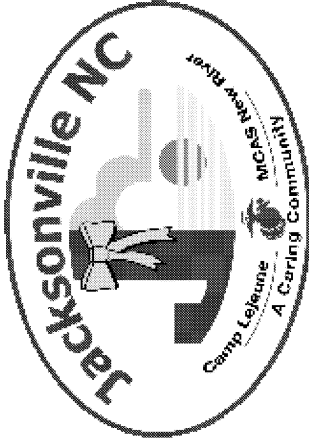
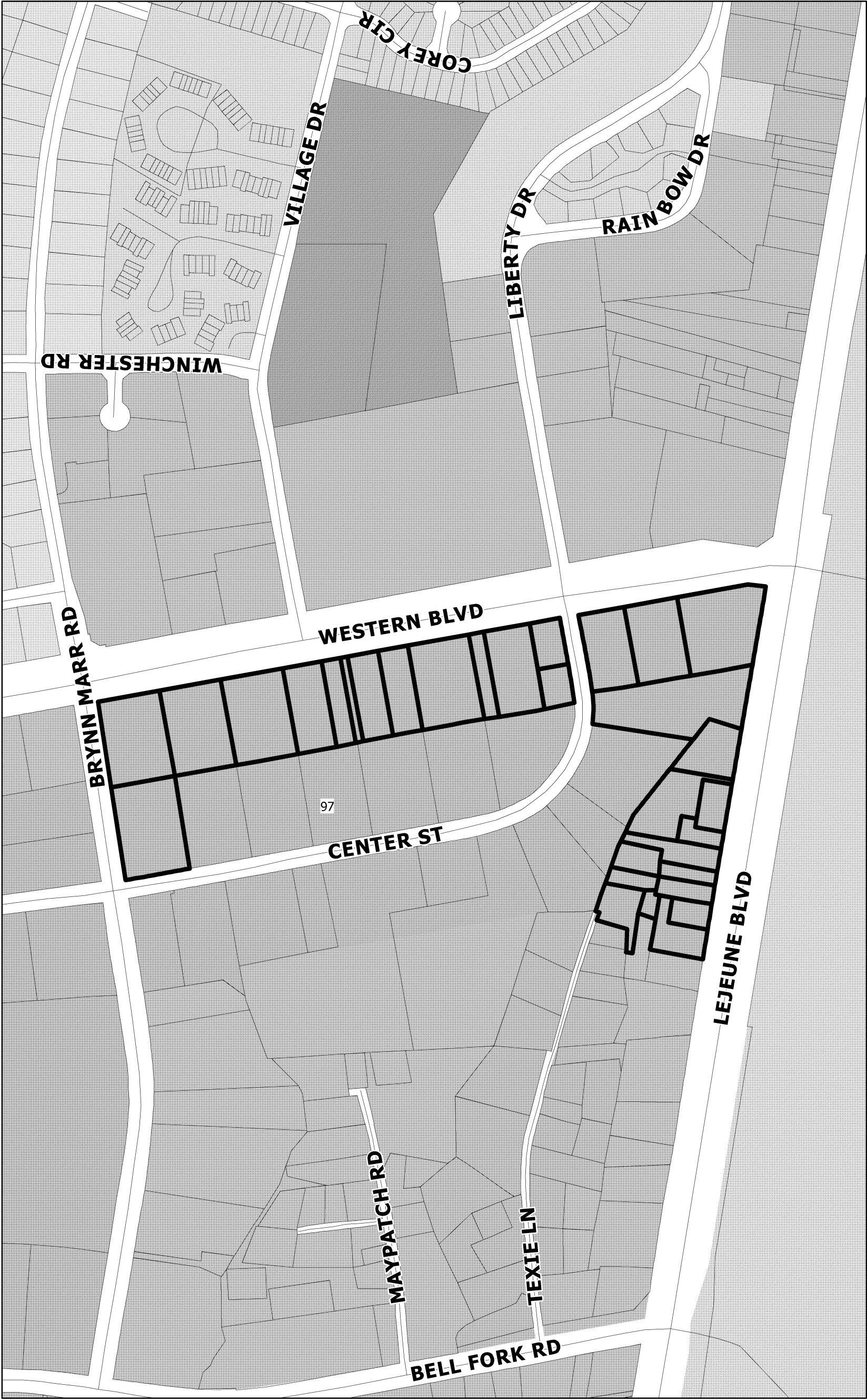
MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	instruments																	
	Research and development	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	
	Tool repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
<b>Manu- facturing and Production</b>	Manufacturing, heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	E.3.a
	Manufacturing, light	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
<b>Warehouse and Freight Movement</b>	Cold storage plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Outdoor storage (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.4.a
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b
	Truck or freight terminal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (distribution)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (storage)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	
<b>Waste- Related Services</b>	Incinerator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Land application of wastes	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, construction debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	NA	E.5.b
	Landfill, land clearing and inert debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, sanitary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.c
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d
	Recycling drop-off center	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f
	Tire disposal or recycling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Waste composting	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
<b>Wholesale Sales</b>	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.6

\*Subject to Flight Path Overlay (See Section 3.9.F)

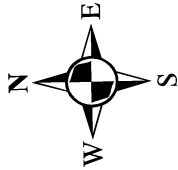
# Existing Zoning



Legend	
	Subject Parcels
	Parcels
	Centerlines
	CC
	DTB
	DTR
	IND
	MR
	NC
	OI
	PDC
	PDR
	PDT
	RMF-HD
	RMF-LD
	RSF-10
	RSF-20
	RSF-40
	RSF-5
	RSF-7

Attachment

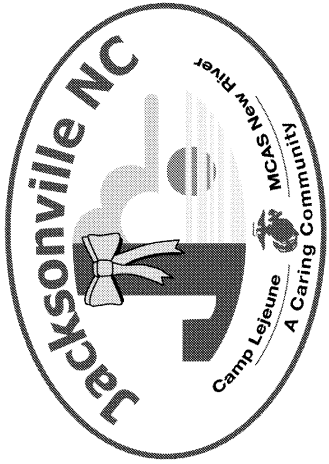
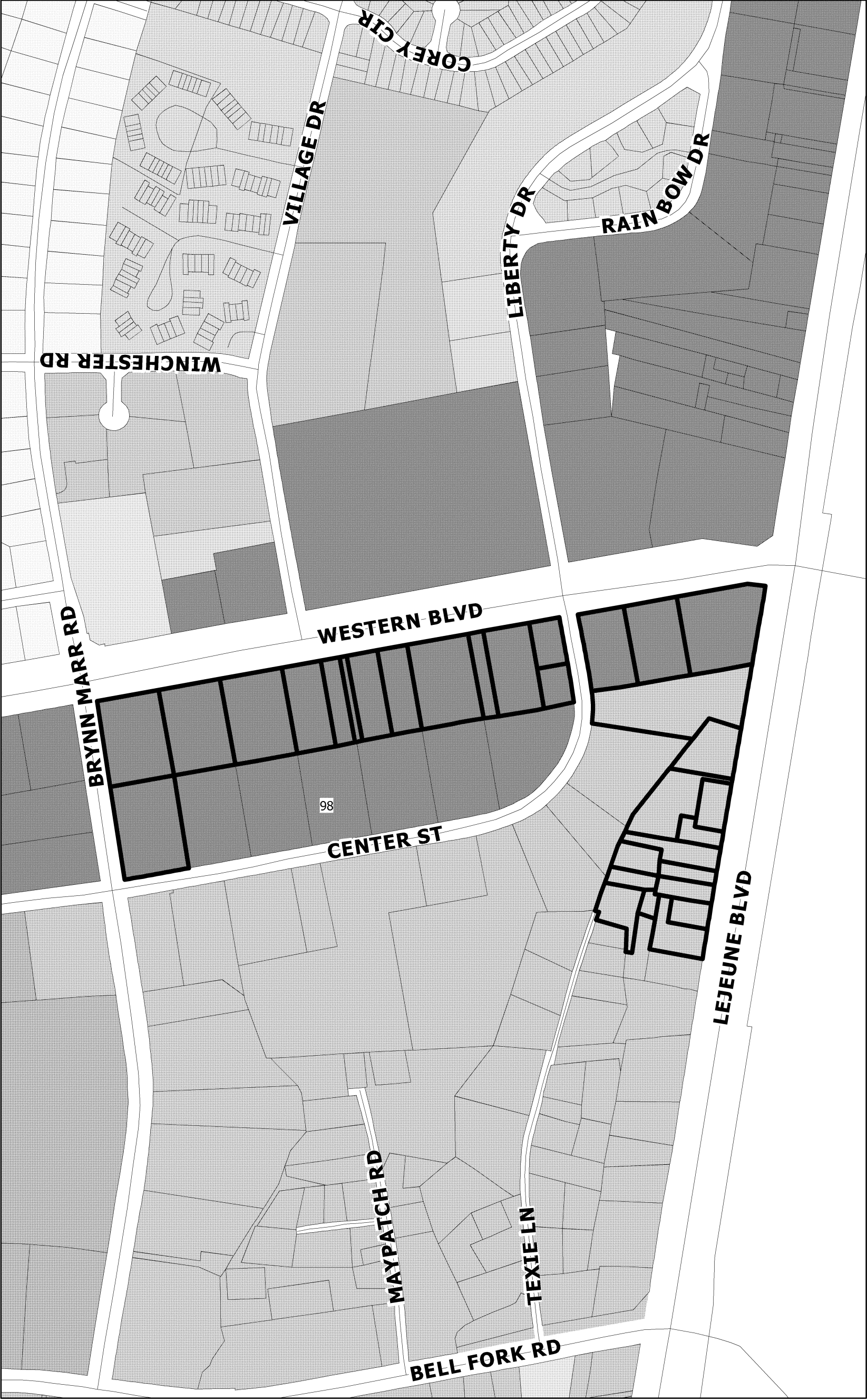
F



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# Existing CAMA Future Land Use

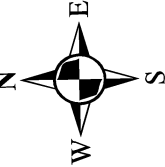


## Legend

- Subject Parcels
- Parcels
- Centerlines
- Conservation
- Park
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Office
- Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Industrial

Attachment

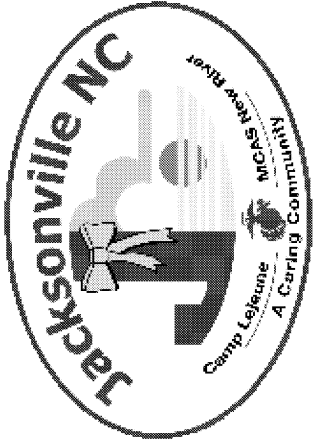
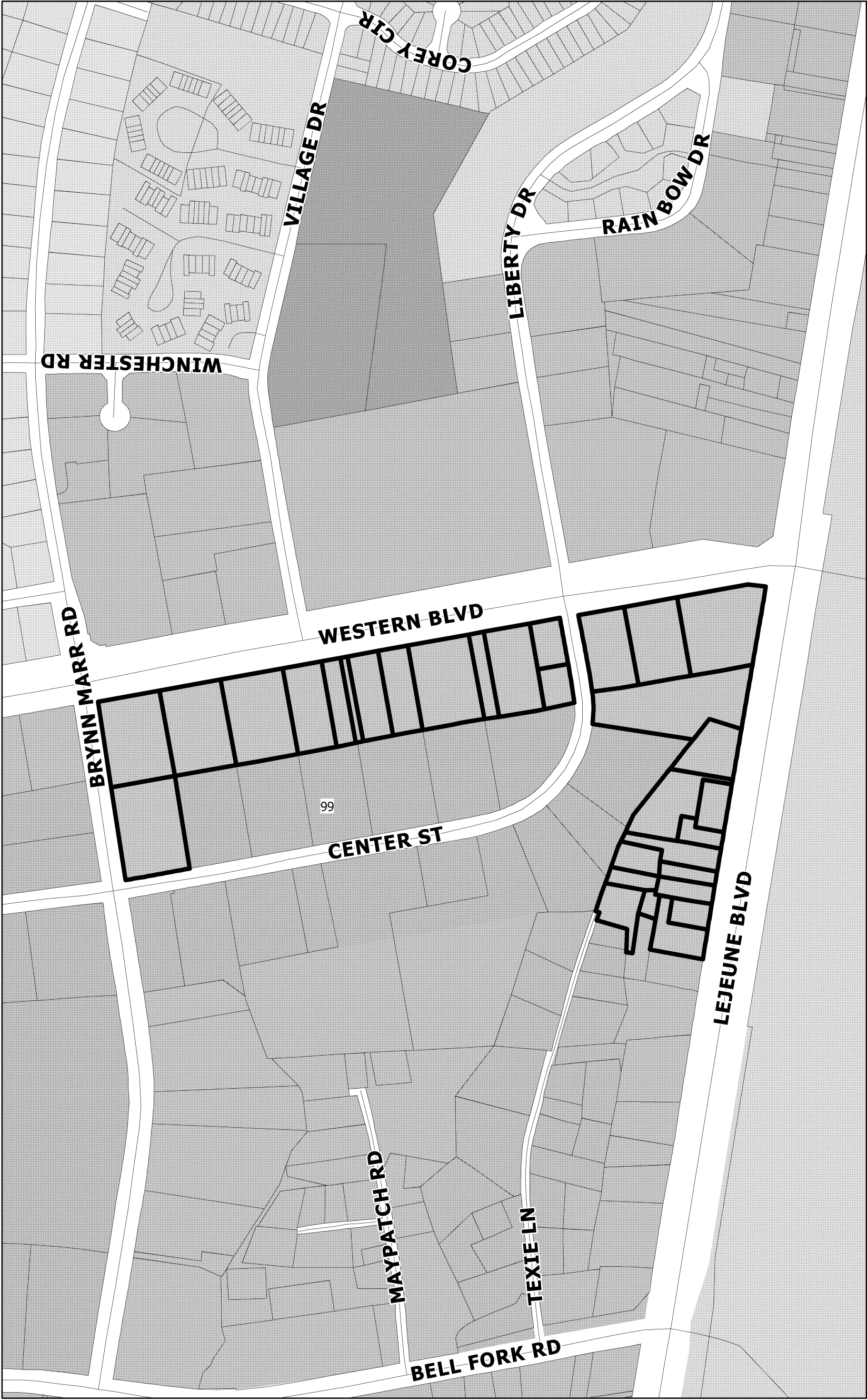
G



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# Proposed Zoning

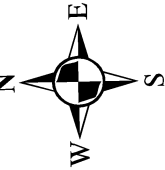


**Legend**

- Subject Parcels
- Parcels
- Centerlines
- CC
- DTB
- DTR
- IND
- MR
- NC
- OI
- PDC
- PDR
- PDT
- RMF-HD
- RMF-LD
- RSF-10
- RSF-20
- RSF-40
- RSF-5
- RSF-7

Attachment

H



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# Request for City Council Action

Agenda Item:	<b>9</b>
Date:	2/16/2016

---

**Subject:** Voluntary Annexation Petition – – Carl J Beacham Sr Trust – 1.14 Acres

**Department:** City Manager's Office

**Presented by:** Ron Massey, Assistant City Manager

**Presentation:** Yes

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## Issue Statement

This voluntary annexation petition was received from TriCorp Investments, LLC on behalf of Carl J. Beacham Sr Trust, for a 1.14-acre parcel that is contiguous to the current City limit boundaries.

The tract is located on Western Blvd Ext adjacent to Marine Federal Credit Union and across from Forum Road. The site is surrounded by the corporate limits. The developers anticipate combining this and the adjacent property in order to develop a Aldi grocery store on the site.

## Financial Impact

Costs and Revenues are provided in the detailed Annexation Analysis Total Cost-Benefit Summary attached. The financial analysis shows a positive net cash flow over the five-year review period.

## Action Needed

Conduct Public Hearing

Consider Annexation Ordinance

## Recommendation

Staff recommends that Council adopt the Annexation Ordinance as presented.

Approved: ☒ City Manager ☐ City Attorney

## Attachments:

- A Proposed Ordinance
- B Financial Analysis
- C Location Map



# Staff Report

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## **Voluntary Annexation Petition**

Bailey and Fuller Properties, LLC – 2.468 Acres

### **Introduction**

The area proposed for annexation is located within the City's Extra Territorial Jurisdiction (ETJ) and is contiguous to the current City limits.

On behalf of Carl J. Beacham Sr Trust, TriCorp Investments, LLC has submitted petitions for a voluntary annexation of a 1.14 acre parcel that is contiguous to the current City limit boundaries.

The tract is located on Western Blvd Ext adjacent to Marine Federal Credit Union and across from Forum Road. The site is surrounded by the corporate limits.

The developers anticipate combining this and the adjacent property in order to develop a Aldi grocery store on the site.

### **Procedural History**

- February 2, 2016 – Council adopted a Resolution authorizing Voluntary Annexation Petitions to be investigated for sufficiency upon receipt.
- February 2, 2016 – Council received certification of the petition and approved a Resolution scheduling a Public Hearing.
- February 16, 2016 – Proposed Date to conduct a Public Hearing and for Council to consider adopting the Annexation Ordinance.
- February 16, 2016 – Proposed Effective Date of Annexation Ordinance.

### **Stakeholders**

- Carl J. Beacham Sr Trust (Carl Beacham Jr, Fred Beacham, Steve Beacham)  
Owner/Petitioner
- TriCorp Investments, LLC and Ray Properties
- Citizens of Jacksonville

### **Financial Analysis:**

The annexation area is infill development and does not require significant infrastructure investment on the City's behalf.

The financial analysis relies significantly on input provided by the developer. This input includes the development of one commercial business, an 18,850 square foot Aldi grocery

store with an additional tax value of \$5,000,000. If this input does not hold true, then the financial analysis could change significantly.

Using the assumptions provided by the developer, this information, the financial analysis shows a **positive** net cash flow over the five-year review period. The financial analysis model is also highly sensitive to changes in assumptions related to the timing and amount of public safety service investments.

### **Options**

Adopt the Annexation Ordinance: **RECOMMENDED.**

Pros: The site is contiguous to the current corporate limits and is proposed for future commercial development.

Cons: None

Deny the Annexation Ordinance:

Pros: None

Cons: This action would conflict with past actions associated with contiguous property proposed for future commercial development.

Defer Consideration of the Annexation Petition:

- Should Council desire additional information related to this voluntary annexation request, defer the request and provide direction to staff on the specific information Council would like to receive.

**ORDINANCE (2016-)**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF JACKSONVILLE, NORTH CAROLINA**

**CARL J BEACHAM SR TRUST  
1.14 ACRES**

WHEREAS, the City Council has been petitioned under G. S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of the annexation was held at the Jacksonville City Hall at 7 o'clock, P.M. on the 16th day of February 2016, after due notice of publication on the 6th day of February 2016, and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made a part of the City of Jacksonville effective February 16, 2016:

**1.14 ACRE TRACT**

**LOT 2 - RECOMBINATION PLAT – DR. CHARLES LESEENE DIVISION  
JACKSONVILLE TWP., ONSLOW COUNTY, NORTH CAROLINA**

Commencing at a point located where the centerline of N.C. Highway 53 (formerly NCSR 1470 – commonly known as Western Boulevard – 200 foot right of way) intersects the centerline of NCSR 1336 (commonly known as Henderson Drive – 100 foot right of way); and running thence along the said centerline of N.C. Highway 53 along a curve to the right having a radius of 5729.58 feet and a chord bearing and distance of South 42 degrees 43 minutes 00 seconds East 452.41 feet to a point, thence South 39 degrees 27 minutes 19 seconds East 68.30 feet to a point; thence leaving the said centerline and running North 51 degrees 38 minutes 04 seconds East 100.00 feet to a point located along the Northeastern right of way of N.C. Highway 53; thence along the said right of way along a curve to the left having a radius of 5829.58 feet and a chord bearing and distance of North 47 degrees 35 minutes 11 seconds West 1447.63 feet to a point, said point also being **THE TRUE POINT OF BEGINNING**; thence from the described beginning and continuing along the said right of way along a curve to the left having a radius of 5829.58 feet and a chord bearing and distance of North 55 degrees 42 minutes 05 seconds West 199.98 feet to a point; thence leaving the said right of way and running North 33 degrees 01 minutes 15 seconds East 250.00 feet to a point; thence South 55 degrees 42 minutes 05 seconds East 199.98 feet to a point; thence

Attachment

**A**

South 33 degrees 01 minutes 15 seconds West 250.00 feet to the point and place of beginning. Containing 1.14 acres and being described as Lot 2 described in Map Book 35 Page 50 of the Onslow County Registry and being subject to all easements of record. The courses contained herein are correct in angular relationship and are referenced to N.C. Grid North. **JOHN L. PIERCE, P.L.S., L-2596 September 17, 2015**

Section 2. Upon and after the 16th day of February 2016, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Jacksonville and shall be entitled to the same privileges and benefits as other parts of the City of Jacksonville. Said territory shall be subject to municipal taxes according to G. S. 160A-58.10.

Section 3. The Mayor of the City of Jacksonville shall cause to be recorded in the Office of the Register of Deeds of Onslow County, and in the Office of the Secretary of State, Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted by the City Council of the City of Jacksonville in regular session this 16th day of February 2016.

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Sammy Phillips, Mayor

ATTEST:

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Carmen K. Miracle, City Clerk

**City of Jacksonville  
Annexation Analysis  
Total Cost-Benefit Summary**

2/4/2016

**Beacham Property - Aldi**

**Completion of project will have one business.**

Fiscal Year*	Fiscal Year*	Fiscal Year*	Fiscal Year*	Fiscal Year*	Fiscal Year*	5 Year Total
2017	2018	2019	2020	2021		

**Section 1: Total Revenues**

Property Taxes	\$35,219	\$35,219	\$35,219	\$35,219	\$35,219	\$176,095
Sales Tax	\$16,626	\$16,626	\$16,626	\$16,626	\$16,626	\$83,129
Powell Bill (Gas Tax)	\$0	\$0	\$0	\$0	\$0	\$0
Utility FranchiseTax	\$0	\$0	\$0	\$0	\$0	\$0
Business Tax	\$0	\$0	\$0	\$0	\$0	\$0
Water Revenues	\$3,197	\$3,197	\$3,197	\$3,197	\$3,197	\$15,985
Sewer Revenues	\$5,169	\$5,733	\$5,733	\$5,733	\$5,733	\$28,100
Stormwater Revenues	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378	\$6,891
<b>Total Estimated Revenues</b>	\$61,589	\$62,153	\$62,153	\$62,153	\$62,153	\$310,199
<b>Discounted Revenues</b>	\$61,589	\$59,476	\$56,915	\$54,464	\$52,119	\$284,562

**Section 2: Total Expenditures**

Police	\$10,344	\$10,654	\$10,974	\$11,303	\$11,642	\$54,916
Fire	\$0	\$0	\$0	\$0	\$0	\$0
Water	\$6,805	\$6,874	\$6,942	\$7,012	\$7,082	\$34,715
Sewer	\$4,899	\$4,948	\$4,997	\$5,047	\$5,098	\$24,989
Transportation	\$34	\$34	\$34	\$34	\$34	\$171
Solid Waste	\$0	\$0	\$0	\$0	\$0	\$0
Parks and Recreation	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater	\$725	\$725	\$726	\$727	\$728	\$3,632
Streets, Streetlights, Mosquito Control	\$6	\$6	\$6	\$6	\$6	\$30
<b>Total Estimated Expenditures</b>	\$22,813	\$23,241	\$23,680	\$24,130	\$24,590	\$114,791
<b>Discounted Expenditures</b>	\$22,813	\$22,240	\$21,684	\$21,145	\$20,621	\$108,502

<b>Total Discounted Net Revenues (Expenditures)</b>	<b>\$38,775</b>	<b>\$37,236</b>	<b>\$35,231</b>	<b>\$33,319</b>	<b>\$31,498</b>	<b>\$176,060</b>
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\*Fiscal Year runs from July 1 through June 30 of the year listed.

<b>Equivalent Police Officers Required</b>	0.091	0.091	0.091	0.091	0.091	0.091
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**The City's ISO Rating is Class 3 (70.98).**

**This annexation's potential affect on this rating:**

<b>Same</b>	X	If New Station is not Built and Manned
<b>Better</b>	-	If New Station is not Built and Manned
<b>Worse</b>	-	If New Station is not Built and Manned

**City of Jacksonville  
Annexation Analysis  
General Government Revenue Summary Sheet**

2/4/2016

<b>Beacham Property - Aldi</b>	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	<b>5 Year Total</b>
<b><u>Revenue Source</u></b>						
Property Taxes	\$35,219	\$35,219	\$35,219	\$35,219	\$35,219	\$176,095
Sales Tax	\$16,626	\$16,626	\$16,626	\$16,626	\$16,626	\$83,129
Powell Bill (Gas Tax)	\$0	\$0	\$0	\$0	\$0	\$0
Utility FranchiseTax	\$0	\$0	\$0	\$0	\$0	\$0
Business Tax	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Estimated Revenues</b>	\$51,845	\$51,845	\$51,845	\$51,845	\$51,845	\$259,224



<div> <div>City of Jacksonville Annexation Analysis</div> <div>2/4/2016</div> </div>						
Beacham Property - Aldi	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	5 Year Total
<b>Section 1: Real Property Calculations</b>						
	\$5,595,500	\$5,595,500	\$5,595,500	\$5,595,500	\$5,595,500	\$27,977,500
<b>Section 2: Personal Property Calculations</b>						
Number of Dwellings	0	0	0	0	0	
Average Number of Cars Per Dwelling	1.6	1.6	1.6	1.6	1.6	
Number of Cars	0	0	0	0	0	
Average Value Per Car	\$7,930	\$8,009	\$8,089	\$8,170	\$8,252	
<b>Total Personal Property</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Section 3: Total Tax Calculations</b>						
Total Tax Value	\$ 5,595,500	\$ 5,595,500	\$ 5,595,500	\$ 5,595,500	\$ 5,595,500	
Tax Rate per \$100 valuation	<b>0.6420</b>	<b>0.6420</b>	<b>0.6420</b>	<b>0.6420</b>	<b>0.6420</b>	
Total Tax Levy	\$ 35,923	\$ 35,923	\$ 35,923	\$ 35,923	\$ 35,923	
Collection Rate	<b>0.9804</b>	<b>0.9804</b>	<b>0.9804</b>	<b>0.9804</b>	<b>0.9804</b>	
<b>Total Estimated Tax Revenue</b>	<b>\$35,219</b>	<b>\$35,219</b>	<b>\$35,219</b>	<b>\$35,219</b>	<b>\$35,219</b>	<b>\$176,095</b>

City of Jacksonville Annexation Analysis						
						2/4/2016
Beacham Property - Aldi	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	5 Year Total
<b>Section 1: Sales Tax Calculations</b>						
<i>Sales Tax Revenue Per 1,000 Residents</i>	\$0	\$0	\$0	\$0	\$0	
<i>Parcel Population</i>	0	0	0	0	0	
<i>Sales Tax Revenue Per \$1,000 Property Tax</i>	0.4628	0.4628	0.4628	0.4628	0.4628	
<i>Parcel Levy</i>	35923	35923	35923	35923	35923	
<b>Total Sales Tax Revenue</b>	\$16,626	\$16,626	\$16,626	\$16,626	\$16,626	\$83,129
<b>Section 2: Gas Tax Calculations (Powell Bill)</b>						
<i>75% Allocation Based on Per Capita Population</i>						
<i>Per Capita Reimbursement Rate</i>	\$20	\$21	\$22	\$22	\$23	
<i>Parcel population</i>	0	0	0	0	0	
<i>Subtotal for Per Capita</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>25% Allocation Based on Non- State Street Miles</i>						
<i>Reimbursement Rate per Street Mile</i>	\$1,658	\$1,708	\$1,759	\$1,812	\$1,866	
<i>Number of Non-State Street Miles</i>	0	0	0	0	0	
<i>Subtotal for Street Miles</i>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Gas Tax Calculations</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Section 3: Utility Tax Calculations</b>						
<i>Utility Tax Per 1000 Residents</i>	\$48,039	\$49,480	\$50,964	\$52,493	\$54,068	
<i>Parcel Population</i>	0	0	0	0	0	
<b>Total Utility Tax Calculations</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Section 4: Business Fee Calculations</b>						
	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	\$16,626	\$16,626	\$16,626	\$16,626	\$16,626	\$83,129

City of Jacksonville Annexation Analysis Police Cost Worksheet						
						2/4/2016
<b>Beacham Property - Aldi</b>						
<b>Section 1: Descriptive Data</b>						
<b>Number of Authorized Sworn Officers</b>	<b>City Population</b>	<b>City Square Mileage</b>	<b>Average Personnel Costs</b>	<b>Average Operating Cost</b>	<b>Average Capital Cost</b>	<b>Total Officer Cost</b>
122	76,576	55.89	\$73,352	\$26,093	\$5,074	\$104,518
<b>Section 2: Ratios</b>						
Average Number of Square Miles Per Sworn Officer	0.46	Jacksonville Actual		0.42	National Standard	
Average Number of People Per Sworn Officer	627.67	Jacksonville Actual		313	National Standard	
Average Number of Calls for Service Per Sworn Officer	912.75	Jacksonville Actual		604.00	National Standard	
Average Number of Commercial Buildings Per Sworn Officer	11.03	Jacksonville Actual		12.70	National Standard	
Average Number Homes Per Sworn Officer	95.43	Jacksonville Actual		171.50	National Standard	
<b>Section 3: Average Total Cost Per Officer</b>						
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	<b>5 Year Totals</b>
Average Cost Per Officer	\$104,518	\$107,654	\$110,884	\$114,210	\$117,636	\$554,902
Factor for E-911 Employees (4%)	\$9,602	\$9,890	\$10,187	\$10,492	\$10,807	\$50,978
<b>Average Total Cost Per Officer</b>	<b>\$114,120</b>	<b>\$117,544</b>	<b>\$121,070</b>	<b>\$124,702</b>	<b>\$128,443</b>	<b>\$605,880</b>
<b>Section 4: Five-Year Parcel Data</b>						
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	
Square Mileage	0.002	0.002	0.002	0.002	0.002	
Commercial Buildings	1	1	1	1	1	
Population	0	0	0	0	0	
Complaints	0.00	0.00	0.00	0.00	0.00	
Homes	0	0	0	0	0	
<b>Section 5: Five-Year Cost Projection</b>						
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	<b>5 Year Totals</b>
Per Square Mile	\$444	\$457	\$471	\$485	\$499	\$2,356
Per Commercial Building	\$10,344	\$10,654	\$10,974	\$11,303	\$11,642	\$54,916
Per 1,000 Population	\$0	\$0	\$0	\$0	\$0	\$0
Per # Complaints	\$0	\$0	\$0	\$0	\$0	\$0
Per # Homes	\$0	\$0	\$0	\$0	\$0	\$0
<b>Section 5: Total Police Estimate</b>						
<i>(Higher of Values in Section 5)</i>	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	<b>5 Year Totals</b>
Beacham Property - Aldi	\$10,344	\$10,654	\$10,974	\$11,303	\$11,642	\$54,916
Equivalent Officers Needed	0.091	0.091	0.091	0.091	0.091	0.091

City of Jacksonville Annexation Analysis Fire Cost Worksheet					
					2/4/2016
Beacham Property - Aldi	Infill Development		No Cost	yes	
<b>Section 1: Descriptive Data</b>					
Number of Fire Stations	City Population	City Square Mileage	Total Department Cost	ISO Max. Sq. Mi. to Service	Square Miles of Annexation Proposal
4	76,576	55.89	\$6,948,191	7.065	0.002
<b>SCENARIO I</b>					
	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021
<i>If VFD present in annexation area, then one of four things can happen:</i>					
1.) The City can enter into a contract with the VFD and allow them continue servicing the area with fire protection					
<b>Total Cost to City if enter into contract with VFD</b>	\$0	\$0	\$0	\$0	\$0
2.) The City can take over service of the annexation area with an existing station and pay a portion of the VFD's debt service.					
Portion of cost to operate existing station	\$0	\$0	\$0	\$0	\$0
Portion of the VFD's debt service owed by City	\$0	\$0	\$0	\$0	\$0
<b>Total cost to City if servicing with existing station</b>	\$0	\$0	\$0	\$0	\$0
3.) The City can take over service of the annexation area with a new station and pay a portion of the VFD's debt service.					
Portion of cost to build new station	\$0	\$0	\$0	\$0	\$0
Portion of the VFD's debt service owed by City	\$0	\$0	\$0	\$0	\$0
<b>Total cost to City if servicing with new station</b>	\$0	\$0	\$0	\$0	\$0
4.) No Fire District Tax Exists and the City can make an in-kind contribution.					
<b>Total cost to City for in-kind contribution</b>	\$0	\$0	\$0	\$0	\$0
<b>SCENARIO II</b>					
	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021
<i>If no VFD in annexation area, then one of two things can happen:</i>					
1.) The City can take over service of the area with an existing station.					
<b>Total cost to City if servicing with existing station</b>	\$0	\$0	\$0	\$0	\$0
2.) The City can take over service of the area with a new station.					
<b>Total cost to City if servicing with new station</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>(Higher of Values in Scenario I and II)</i>					
<b>TOTAL FIRE COST FOR ANNEXATION</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>The City's ISO Rating is Class 3 (70.98).</b>					
<b>This annexation's potential affect on this rating:</b>					
Same	X	If New Station is not Built and Manned			
Better		If New Station is not Built and Manned			
Worse		If New Station is not Built and Manned			

**City of Jacksonville  
Annexation Analysis  
Water Worksheet**

2/4/2016

**Beacham Property - Aldi**

<b>Section 1: Descriptive Data</b>	<b>Cumulative Miles of Line Installed</b>	<b>Size of Meter</b>	<b>Parcel Acreage</b>	<b>Zoning</b>	<b>Average Cost/Sq Mile</b>	<b>Sq Mileage</b>
	0.00	2.00	1.14	1	\$286,296	0.0018

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	
<b>Section 2: Estimated Operating Expenses</b>						
Average cost for annexation area	\$6,805	\$6,874	\$6,942	\$7,012	\$7,082	
Costs of reimbursement	\$0	\$0	\$0	\$0	\$0	
Debt Retirement for infrastructure improvements made by the City to support the annexation	\$0	\$0	\$0	\$0	\$0	

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	
<b>Section 3: Revenues</b>						
<b>Fixed charges</b>						
apply appropriate rate by meter size	\$1,502	\$1,502	\$1,502	\$1,502	\$1,502	
<b>Volume charges</b>						
volume rate x total per 1,000 gallons x 12 months	\$1,694.57	\$1,694.57	\$1,694.57	\$1,694.57	\$1,694.57	
Facility Charge (one time fee)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

<b>Annexation Costs</b>	<b>\$6,805</b>	<b>\$6,874</b>	<b>\$6,942</b>	<b>\$7,012</b>	<b>\$7,082</b>	
<b>Annexation Revenues</b>	<b>\$3,197</b>	<b>\$3,197</b>	<b>\$3,197</b>	<b>\$3,197</b>	<b>\$3,197</b>	
<b>Net Gain (or Loss) from Annexation</b>	<b>(3,609)</b>	<b>(3,677)</b>	<b>(3,745)</b>	<b>(3,815)</b>	<b>(3,885)</b>	

City of Jacksonville Annexation Analysis Sewer Worksheet						
						2/4/2016
Beacham Property - Aldi						
<b>Section 1: Descriptive Data</b>	<b>Cumulative Miles of Line Installed</b>	<b>Size of Meter</b>	<b>Parcel Acreage</b>	<b>County</b>	<b>Average Cost/Sq Mile</b>	<b>Sq Mileage</b>
	0.00	2.00	1.14	1	\$246,610	0.0018
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	
<b>Section 2: Estimated Operating Expenses</b>						
Average cost for annexation area	\$4,899	\$4,948	\$4,997	\$5,047	\$5,098	
Costs of reimbursement						
Debt Retirement for infrastructure improvements made by the City to support the annexation	\$0	\$0	\$0	\$0	\$0	
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>	
<b>Section 3: Revenues</b>						
<b>Fixed charges</b>						
apply appropriate rate by meter size	\$3,119	\$3,119	\$3,119	\$3,119	\$3,119	
<b>Volume charges</b>						
volume rate x total per 1,000 gallons x 12 months	\$2,050	\$2,614	\$2,614	\$2,614	\$2,614	
<b>Industrial Surcharges</b>						
BOD Charges	\$0	\$0	\$0	\$0	\$0	
SS Charges	\$0	\$0	\$0	\$0	\$0	
Facility Charge (one time fee)	\$0	\$0	\$0	\$0	\$0	
<b>Annexation Costs</b>	<b>\$4,899</b>	<b>\$4,948</b>	<b>\$4,997</b>	<b>\$5,047</b>	<b>\$5,098</b>	
<b>Annexation Revenues</b>	<b>\$5,169</b>	<b>\$5,733</b>	<b>\$5,733</b>	<b>\$5,733</b>	<b>\$5,733</b>	
<b>Net Gain (or Loss) from Annexation</b>	<b>270</b>	<b>785</b>	<b>735</b>	<b>685</b>	<b>635</b>	

**City of Jacksonville  
Annexation Analysis  
Transportation Cost Worksheet**

2/4/2016

**Beacham Property - Aldi**

		<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Fiscal Year</b>	
	<b>Acreage at Build- out</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
<b>Residential Development</b>	0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Commercial Development</b>	1.14	\$34	\$34	\$34	\$34	\$34	\$171
<b>Industrial Development</b>	0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TIA Estimated Costs</b>		\$0					\$0
<b>Computer Signal System Costs</b>		\$0					\$0
<b>FIVE YEAR TRANSPORTATION COSTS FOR ANNEXATION</b>		\$34	\$34	\$34	\$34	\$34	<b>\$171</b>

**City of Jacksonville  
Annexation Analysis  
Solid Waste Cost Worksheet**

2/4/2016

**Beacham Property - Aldi**

**Section 1: Descriptive Data**

**Single  
Dumpster  
Cost/Year**

**Single  
Family Trash  
Removal  
Cost/Year**

**Single  
Family Free  
Small  
Recycling  
Bin Per Unit**

**Single  
Family Free  
Refuse  
Container  
per Unit**

**Commercial  
Unit Trash  
Removal  
Cost/Year**

\$478

\$59

\$10

\$52

\$59

**Section 2: Estimated  
Yearly Solid Waste Costs**

**Fiscal Year  
2017**

**Fiscal Year  
2018**

**Fiscal Year  
2019**

**Fiscal Year  
2020**

**Fiscal Year  
2021**

Single Family Units

Solid Waste Removal

\$0

\$0

\$0

\$0

\$0

Recycling Containers

\$0

\$0

\$0

\$0

\$0

Refuse Containers

\$0

\$0

\$0

\$0

\$0

Multi-Family Unit Dumpsters

\$0

\$0

\$0

\$0

\$0

Commercial Units

\$0

\$0

\$0

\$0

\$0

**TOTAL**

\$0

\$0

\$0

\$0

\$0

**Commercial Units use dumpsters which is a pass thru cost with no net impact to the City.**



City of Jacksonville Annexation Analysis Parks and Recreation Cost Worksheet					
					2/4/2016
Beacham Property - Aldi					
Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	
	76,576	55.89	0.002	1.14	
	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021
Section 2: Parks and Recreational Costs					
Average cost per household per year	\$0	\$0	\$0	\$0	\$0

**City of Jacksonville  
Annexation Analysis  
Stormwater Cost Worksheet**

2/4/2016

**Beacham Property - Aldi**

<b>Section 1: Descriptive Data</b>	<b>City Population</b>	<b>City Square Mileage</b>	<b>Square Mileage of Annexation Proposal</b>	<b>Parcel Acreage</b>	
	76,576	55.89	0.002	1.14	

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>
<b>Section 2: Stormwater Costs</b>					
Residential - Average cost per sq mile (acreage)	\$0	\$0	\$0	\$0	\$0
Residential - Average cost per sq mile (streets)	\$0	\$0	\$0	\$0	\$0
Commercial - Average cost per sq mile (acreage)	\$72	\$72	\$74	\$76	\$79
Commercial - Average cost per sq mile (plan impervious surface)	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>
<b>Section 3: Revenues</b>					
<b>Fixed charges</b>					
Annual Charge per Home	\$0	\$0	\$0	\$0	\$0
Annual Charge per Business	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378

<b>Annexation Costs</b>	<b>\$725</b>	<b>\$725</b>	<b>\$726</b>	<b>\$727</b>	<b>\$728</b>
<b>Annexation Revenues</b>	<b>\$1,378</b>	<b>\$1,378</b>	<b>\$1,378</b>	<b>\$1,378</b>	<b>\$1,378</b>
<b>Net Gain (or Loss) from Annexation</b>	<b>653</b>	<b>653</b>	<b>652</b>	<b>651</b>	<b>650</b>

**City of Jacksonville  
Annexation Analysis  
Streets, Street Lighting, Mosquito Control Cost Worksheet**

2/4/2016

**Beacham Property - Aldi**

<b>Section 1: Descriptive Data</b>	<b>City Population</b>	<b>City Square Mileage</b>	<b>Square Mileage of Annexation Proposal</b>	<b>Parcel Acreage</b>	
	76,576	55.89	0.002	1.14	

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>
<b>Section 2: Street Costs</b>					
Miles of Streets Constructed	0	0	0	0	0
Average Cost of LF of Street	\$0	\$0	\$0	\$0	\$0

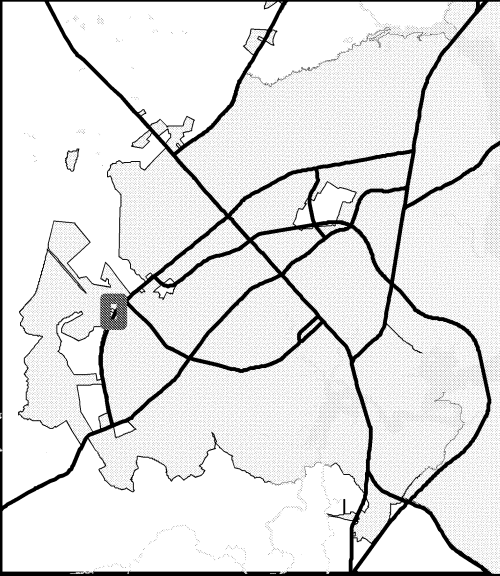
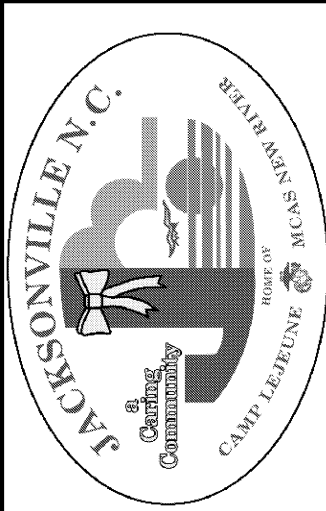
	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>
<b>Section 3: Street Lighting Costs</b>					
Number of Street Lights Installed	0	0	0	0	0
Average Cost of Street Lighting	\$0	\$0	\$0	\$0	\$0

	<b>Fiscal Year 2017</b>	<b>Fiscal Year 2018</b>	<b>Fiscal Year 2019</b>	<b>Fiscal Year 2020</b>	<b>Fiscal Year 2021</b>
<b>Section 4: Mosquito Control</b>					
Residential Average Cost Based On Acreage	\$0	\$0	\$0	\$0	\$0
Commercial Average Cost Based On Acreage	\$6	\$6	\$6	\$6	\$6

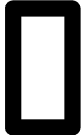


<b>Annexation Costs</b>	<b>\$6</b>	<b>\$6</b>	<b>\$6</b>	<b>\$6</b>	<b>\$6</b>



# Annexation - Beacham Property

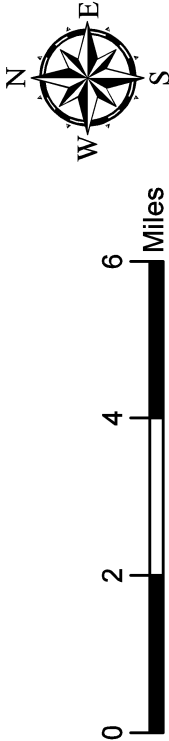


## Legend

-  Annexation Site
-  Parcels
-  City Limits



Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.





# Request for City Council Action

Agenda Item:	<b>10</b>
Date:	02/16/2016

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**Subject:** Onslow Community Outreach Request for Additional Funding  
**Department:** Community Development  
**Presented by:** Lillie R. Gray, Community Development Administrator  
**Presentation:** Yes

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## Issue Statement

On October 13, 2015, City Council awarded Onslow Community Outreach \$150,000 in Community Development Block Grant funding to assist with the installation of the sprinkler and other needed repairs at the former Piggly Wiggly building located at 1210 Hargett Street. The building was proposed to be used as a homeless shelter and day center.

Onslow Community Outreach is moving forward with this phase of the project; however, in an effort to improve the exterior of the facility they would also like to move forward with site improvements to include installation of islands, curb and gutter, underground utility sleeves, overlay of the parking lot and other site improvements as needed.

To assist with this second phase of the redevelopment of the property, Onslow Community Outreach is requesting an additional \$130,000 in Community Development Block Grant (CDBG) funding.

## Financial Impact

With the cancellation of a proposed CDBG activity and reallocation of funds there is currently \$130,000 available that could be used for this purpose.

Funds would be made available in the form of a deferred forgivable loan.

## Action Needed

Authorize Community Development staff to amend the 2014-2015 Annual Action Plan and award the additional \$130,000 for this purpose.

## Recommendation

Staff recommends that Council authorize a plan amendment and reallocation of funds.

Approved: ☒ City Manager ☐ City Attorney

Attachments:

None





# Staff Report

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## Onslow Community Outreach Request for Funding

### Introduction

Onslow Community Outreach has recently acquired the former Piggly Wiggly building located at 1210 Hargett Street. Onslow Community Outreach proposes to use this facility as a Soup Kitchen and base of operations for Christmas Cheer.

To assist with exterior improvements, Onslow Community Outreach is requesting \$130,000 in Community Development Block Grant (CDBG) funding. Funds would be used for site improvements to include installation of islands, curb and gutter, underground utility sleeves, overlay of the parking lot and other improvements as needed.

### Five Year Consolidated Plan

During the development of the Five Year Consolidated Plan for 2014-2018, **increasing access to quality public facilities – construction/rehabilitation** was identified as a need. The FY14-15 Annual Action Plan will be amended to include this specific activity.

### Financial Impact

As a result of the cancellation of a previously funded activity, there is \$130,000 available that could be reallocated for this new use. To ensure that the project is completed, it is recommended that funding be provided in the form of a deferred forgivable loan. The loan would be forgiven over a 10 year period. However, if the project is not completed and used as authorized, the funding would be required to be returned.

### Process

In order to make the funds available in FY14-15, an amendment to the Annual Action Plan is required. The proposed amendment must be published in the Daily News of Jacksonville allowing for a 10-day public comment period.

### Stakeholders

- Citizens of the City
- Homeless and displaced persons

## Options

- Option 1 – Authorize an amendment to the FY14-15 Annual Action plan to reallocate funding for this purpose. **RECOMMENDED.**
  - Pros – This will address a need as identified in the Five Year Consolidated Plan for FY14-18
  - Pros – Onslow Community Outreach can complete parking lot and landscaping improvements to their property
  - Cons – CDBG funds would not be available for other eligible activities
- Option 2 – Council may decline the request
  - Pros – CDBG funds would remain available for other eligible activities
  - Cons – A need as identified in the Five Year Plan will not be addressed
  - Cons – Onslow Community Outreach will need to identify other funding sources